




York Region

*Markham • Vaughan • Richmond Hill • Newmarket • Aurora
Georgina • Whitchurch-Stouffville • East Gwillimbury • King*



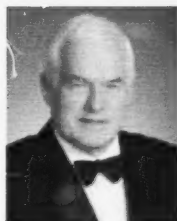
Employment and Industry 2011



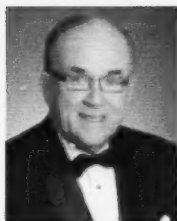
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Frank Scarpitti
Town of Markham



Regional Councillor
Jack Heath
Town of Markham



Regional Councillor
Jim Jones
Town of Markham



Regional Councillor
Gordon Landon
Town of Markham



Regional Councillor
Joe Li
Town of Markham



Mayor
David Barrow
Town of Richmond Hill



Mayor
Maurizio Bevilacqua
City of Vaughan



Chairman & CEO
Bill Fisch



Regional Councillor
Vito Spatafora
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Regional Councillor
Gino Rosati
City of Vaughan



Regional Councillor
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Town of Richmond Hill



Regional Councillor
Michael Di Biase
City of Vaughan



Mayor
Tony Van Bynen
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Mayor
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Township of King



Mayor
Wayne Emmerson
Town of Whitchurch-Stouffville

Message from York Regional Council

The Employment and Industry Report 2011 provides a snapshot of industry and employment trends as of mid-year 2011 in The Regional Municipality of York.

York Region employment levels continue to show positive growth. Between 2010 and 2011, the Region posted a gain of 14,800 jobs, or three per cent, compared to 8,000 jobs and a 1.9-per cent increase between 2009 and 2010.

New jobs are being created in the Region's knowledge-based sectors, with business services holding the largest share of Regional employment.

York Region's economy has added more than 110,000 jobs since 2001, growing at an average annual rate of 2.8 per cent. This rate has continuously outpaced both the national and provincial growth rates over the past 10 years.

Regular monitoring of economic trends is necessary to guide Regional policies that promote economic vitality and develop strong, sustainable communities.

For more information on business opportunities in York Region, please refer to the back of this publication to obtain contact information of Regional or local economic development staff.

Employment
and **Industry**
2011

Highlights

Employment and Industry Report Highlights

The York Region Employment and Industry Report 2011 includes national and provincial overviews, an outlook for the national, provincial and regional economies in 2012, a detailed summary of the 2011 York Region Employment Survey, and local municipal profiles.

National and Provincial Overview

(all time periods referenced are mid-year to mid-year, unless otherwise noted)

- In 2011, both national and provincial economies surpassed the pre-recession peak of October 2008.
- National employment exceeded August 2008 employment levels by 1.3% or +230,800 jobs.
- National employment levels grew at a moderate pace of 1.4% (+241,000 jobs) between 2010 and 2011, compared to a growth rate of 1.9% in 2009 to 2010 (+330,300 jobs).
- National job gains from 2010 to 2011 were led by the following sectoral groupings: transportation and warehousing, construction and personal services.
- Ontario employment levels increased by 1.7% (+113,800 jobs) between 2010 and 2011, compared to 2.6% in 2009-2010. Despite slightly slower growth, the provincial economy has fully recovered from the 2008-2009 recession.
- Provincial job growth from 2010 to 2011 was led by the transportation and warehousing, health care and social assistance, and finance, insurance real estate and leasing (F.I.R.E) sectors.
- The manufacturing sector experienced job growth for the first time since 2004 with a growth of 1.6% (+28,500 jobs) at the national level and growth of 3.0% (+24,200 jobs) at the provincial level between 2010 and 2011.

Outlook for 2012

(all time periods referenced are calendar years, unless otherwise noted)

- Nationally, the economy recorded a modest +2.1% GDP growth in 2011 compared to the stronger-than-expected recovery in 2010 (+2.9% GDP growth)
- Given the economic uncertainty of the global economic environment, moderate economic growth is expected to continue for 2012, with the Bank of Canada projecting national real GDP growth rates of 1.9% in 2012, before returning to full capacity in 2013 with a projected growth rate of 2.9%
- Ontario's Real GDP forecasts mirror the national projections in 2012 & 2013 at approximately 1.9% and 2.3% respectively.
- York Region's non-residential construction values for the first ten months of 2011 totalled approximately \$930 million. This building activity will provide local employment opportunities in the range of approximately 14,500 jobs upon completion, as well as jobs during the construction phase.

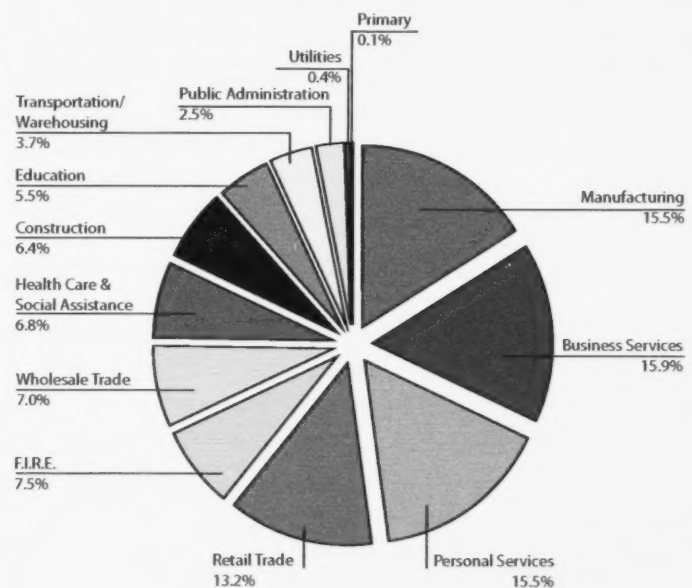
York Region's 2011 Employment Survey Highlights

(all time periods referenced are mid-year to mid-year, unless otherwise noted)

- In partnership with York's local municipalities, the Region conducts a survey of all businesses in York Region each year over the summer months.
- Regional employment totals reached an estimated 515,800 jobs in 28,000 businesses as of 2011.

- Between 2010 and 2011, York Region employment grew by 14,800 jobs, or 3.0% compared to a 1.9% annual growth (8,000 jobs) during the same time period in 2009 and 2010.
- York Region's economy has added over 110,000 jobs since 2001, at an average annual employment growth rate of 2.8%, which outpaced national and provincial growth rates over the same period.
- Service-oriented jobs (356,000 jobs) account for approximately 77.6% of the Regional surveyed job total.
- The fastest growing industry sectors between 2010 and 2011 were in the services-producing sector: education; F.I.R.E.; and retail trade.
- Since 2001, employment in the service-oriented sectors of health care and social assistance, education, F.I.R.E., business services, retail trade and personal services has increased by approximately 50% or more.
- As of 2011, business services has become the top industry sector, accounting for 15.9% of total employment in the Region.
- Business services, personal services and manufacturing are the largest sectoral groupings in York Region, collectively accounting for nearly 50% of the Region's employment.
- Manufacturing's share of total employment has declined from 92,000 jobs in 2006 (22.3% share) to 71,085 jobs in 2011 (15.5% share).
- Between mid-year 2010 and mid-year 2011, over 2,300 new businesses were located in the Region.
- The distribution of 2011 surveyed employment by sector is graphically illustrated in Figure 1:
- Employment in York Region is predominantly comprised of full-time workers, at 75.1%. Approximately 20.2% of jobs are part-time and 4.8% are seasonal.
- The vast majority (83.6%) of firms in the Region have less than 20 employees, and the average business size is approximately 16 employees per business.
- The number of large firms (100+ employees) in York Region has grown significantly since 2001, increasing by over 200 firms (+43%), to a total of 814 firms.

York Region Surveyed Employment by Industry Sector, 2011
Figure 1



Source: York Region Planning and Development Services Department, 2011
 Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction
 Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

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Introduction

The Employment and Industry Report 2011 provides an analysis of the information gathered in the 2011 York Region Employment Survey. This survey, which monitors the location, size, type, and characteristics of businesses in York Region, supports the Regional Official Plan's goal of Economic Vitality to "create a competitive and flexible economic environment that encourages investment and diversity of employment opportunities." Specifically, policy 4.1.9 states that it is the policy of Council to "research and analyze the Region's economy, including conducting an annual comprehensive survey of York Region businesses in partnership with local municipalities."

The survey provides data for the York Region Business Directory, sectoral analyses, employment area profiles, and promotional activities. The information collected through the survey is also used as background data for various purposes, such as land use planning, forecasting, infrastructure planning and economic development. The York Region employment survey is made possible through a municipal partnership with all local municipalities. This report contains profiles for all nine local municipalities.

An overview of the national and provincial economies, as well as an outlook for 2012, is also included in this report.

National and Provincial Employment Overview

Significant fluctuations in economic activity have occurred since the global economic downturn that started in 2008. While the most current data and forecasts were utilized in the analysis as of the time of writing (December 2011), the changing nature of the economy should be kept in perspective for both the national and provincial employment overview, as well as for the short term economic outlook section.

The analysis in the national and provincial overviews is based on recently revised data (released in December 2011) from Statistics Canada's Labour Force Survey (3-month moving average, unadjusted for seasonality, ending in August). This data and time period are the most comparable to the York Region Employment Survey, and serves as a mid-year approximation. All time periods referenced in this section are mid-year to mid-year, unless otherwise noted.

National economy - employment levels surpasses pre-recession peak

The Canadian economy has recovered lost jobs from the recession brought on in late 2008 and as of 2011 employment levels surpassed the pre-recession peak.

National employment levels continue to rise at a more moderate pace; having increased by 1.4% (+241,000 jobs) since 2010, in comparison to growth during the same period between 2009-2010, when employment levels increased by 1.9%. Although 2010-2011 growth has slowed down since the 2009-2010 period, employment levels have surpassed the 2008 pre-recession peak by 1.3% (+230,800 jobs).

Much of the growth between 2010 and 2011 can be attributed to personal services (+73,200 jobs or 2.6%), transportation and warehousing (+53,200 jobs or 6.2%) and the construction industry (+48,000 jobs or 3.6%).

While the Canadian economy has performed well since the 2008-2009 recession, the manufacturing sector has been less steady. Manufacturing employment has declined nationally since 2004 by 23.2% translating into losses of over half a million manufacturing jobs.

The manufacturing sector was eclipsed by healthcare and social assistance as the largest employment sector in Canada in 2010 (12.0% in 2011). Despite the overall

declining manufacturing trends, between 2010 and 2011, the sector grew by 1.6% (+28,500 jobs); marking the first time, since 2004, that the sector has experienced employment gains.

Provincial economy - mirrors national employment trends for 2011

Ontario, like the national economy, has also recovered from the economic downturn experienced between 2008 to 2009 and as of 2011 employment levels have surpassed the pre-recession peak. Ontario surpassed the pre-recession peak by 2011, having grown by +84,300 jobs, or 1.2% since 2008.

Provincial employment levels have increased 1.7% (+113,800 jobs) between 2010 and 2011, compared to 2.6% in 2009-2010. Although growth has slowed slightly, Ontario once again outpaced the national employment growth rate by 0.3%.

At the provincial level from 2010 to 2011, the services producing industries added 74,800 jobs (1.4%) to the labour force. Among these industries, significant sectoral gains were seen in transportation and warehousing (+27,700 jobs, or 8.6%), health care and social assistance (+49,000 jobs, or 6.3%), finance, insurance real estate and leasing (+26,200 jobs, or 5.1%) and personal services (+13,500 jobs, or 1.3%).

Ontario has a greater concentration of manufacturing than the rest of the country and manufacturing remains the largest single employment sector at the provincial level. Manufacturing's share of the total provincial job market has declined from 17.6% in 2004 to 11.9% in 2011, over which time manufacturing jobs declined by 315,800 jobs, or 28%.

Following suit with national trends, Ontario's manufacturing sector posted a gain for the first time since 2004, growing by 3.0% (+24,200 jobs) between 2010 and 2011, compared to a 0.4% growth during the same period from 2009 to 2010. The province's manufacturing growth rate also outpaced the national growth rate by 1.4%.

Short Term Economic Outlook

All time periods referenced are calendar years, unless otherwise noted.

After having rebounded strongly post-recession, Canada made the transition to a more moderate but sustainable pace of employment growth in 2011. However, due to the heightened uncertainty of the external environment, the national economy is expected to slow down through mid-2012 before picking up again as the global economy improves (Bank of Canada, October 2011).

**Bank of Canada Real GDP Growth Forecast
(Annual Percent Change)**

Table 1

2010	2011	2012	2013
3.2	2.1	1.9	2.9

Source: Bank of Canada Monetary Policy Report, October 2011.

The global economy has slowed noticeably since mid-year 2011 due to a slowing of markets in Europe and the United States. As a result, Canada's real GDP is forecasted to increase 1.9% in 2012 before returning to full capacity in 2013 with a projected GDP of 2.9% (see Table 1) (Bank of Canada, October 2011).

Ontario's economy in 2012 is expected to stay on a path of modest growth well into 2013, with a forecasted growth of real GDP of 1.9% in 2012 and 2.3% in 2013. Similar to national economic activity, the external environment has also challenged growth on a provincial level with a slower start projected for 2012 before an expected rebound in 2013 (Based on the average GDP forecasts for the big 5 banks of Canada, December 2011).

Locally, short term hiring intentions among York Region businesses appear to have remained relatively unchanged over the previous year (see table 2). While more than half of surveyed firms do not expect to hire in the short-term, there was a decrease in the number of firms uncertain of their hiring intentions (20.2%) and a small increase in the number of firms expecting to hire (14.4%). York Region businesses appear to be exercising caution likely due to the uncertainty of our current economic environment.

Going forward into 2012, York Region appears positioned for positive growth. A number of projects are currently under construction across the Region, with industrial, commercial and institutional (ICI) building permit values for the first ten months of 2011 totalling approximately \$930 million, up over \$75 million compared to the first ten months of 2010. This building activity will provide local employment opportunities in the range of approximately 14,500 jobs upon completion, as well as jobs during the construction phase.

York Region Employment Analysis

This following section is based on business information collected in the York Region Employment Survey, which was conducted between May and August 2011. The primary method of data collection was door-to-door interviews, with supplemental information obtained through e-mail, phone, and fax submissions. All time periods referenced are mid-year to mid-year, unless otherwise noted.

York Region employment levels exhibit healthy growth

York Region's economy exhibited healthy employment growth, posting a gain of 14,800 jobs, or 3.0% from 2010 to 2011 compared to a 1.9% annual growth (8,000 jobs) during the same time period in 2009 and 2010.

From 2009 to 2010, Canada, Ontario, and the GTA economies began to recover the jobs lost in the previous year, while York Region's economy continued to gain.

From 2010 to 2011, the national, provincial and GTA economies continued to grow, however, at a more moderate pace. Over a two-year period, York Region outperformed Canada, Ontario, and the GTA in terms of job growth, at 5.5% (see Table 3)

Between 2001 and 2011, York Region employment grew by over 110,000 jobs, an average annual rate of 2.8%. This growth rate has outpaced both the national, provincial, and GTA growth rates over the past ten years (see Table 4)

York Region employment showing positive trends in 2011

By mid-year 2010, the Region had surpassed the half-million job mark for the first time and as of mid-year 2011, 14,800 jobs were added to our employment base bringing the Regional employment total to approximately 515,800.

**York Region Business Hiring Intentions,
2010 and 2011**

Table 2

"Are You Hiring Within the Next Three Months?"	2010	2011
Yes	14.3%	14.4%
No	55.8%	65.4%
Unsure	29.9%	20.2%
Total	100.0%	100.0%

Source: York Region Planning and Development Services Department, 2011.

Comparison of Employment Growth, 2009 to 2011

Table 3

Year	Canada	Ontario	GTA*	York Region
2009 - 2011	3.3%	4.4%	5.3%	5.5%

Sources: Canada, Ontario, & GTA figures represent labour force, based on Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August (revised December 2011). York Region figures represent employment at businesses surveyed, from the York Region Employment Survey. Farm and home-based businesses are not included.
*GTA Approximated by the Toronto Economic Region.

**Comparison of Average Annual Employment Growth,
2001 to 2011**

Table 4

Year	Canada	Ontario	GTA*	York Region
Goods-Producing	0.1%	-0.9%	-1.2%	-0.7%
Services-Producing	1.9%	2.0%	2.2%	4.1%
All Industries	1.4%	1.3%	1.5%	2.8%

Sources: Canada, Ontario, & GTA figures represent labour force, based on Statistics Canada's Labour Force Survey, 3-month moving average, unadjusted for seasonality, ending in August (revised December 2011). York Region figures represent employment at businesses surveyed, from the York Region Employment Survey. Farm and home-based businesses are not included.
*Approximated by the Toronto Economic Region.

Table 5 below outlines how the total employment estimate was derived based on the York Region Employment Survey.

York Region Total Employment Estimate, 2011
Table 5

	Contacted Firms # of Jobs	No Contact Estimated # of Jobs*	Agricultural # of Jobs***	Work at Home Estimated # of Jobs ***	Total***
Aurora	19,560	340	110	2,680	22,700
East Gwillimbury	5,400	130	180	1,160	6,900
Georgina	6,410	240	180	1,300	8,100
King	6,230	40	560	1,380	8,200
Markham	141,470	3,480	370	12,600	158,200
Newmarket	39,620	180	60	3,290	43,100
Richmond Hill	60,030	730	60	8,360	69,200
Vaughan	170,140	5,220	390	11,080	186,800
Whitchurch-Stouffville	10,200	290	390	1,720	12,600
York Region	459,050	10,640	2,280	43,850	515,800

Source: York Region Planning and Development Services, 2011.

Note: Numbers may not add due to rounding.

* Employment for businesses where accurate employment totals were not collected through the Employment Survey have

been estimated based on an employees per business factor.

** Agricultural businesses and employment are based on the 2006 Census Place of Work employment, and the 2006 Census of

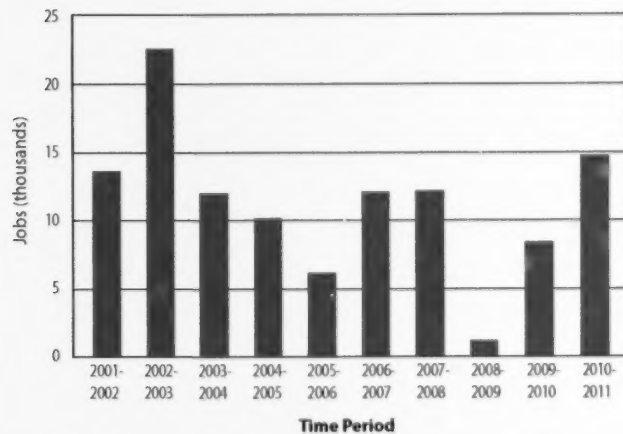
Agriculture.

*** Work at Home is calculated based on York Region's forecasted employment numbers.

Figure 2 below illustrates changes in surveyed employment totals in York Region, from 2001 to 2011.

York Region Annual Surveyed Employment Growth
2001 to 2011 (Mid-Year)

Figure 2



Source: York Region Planning and Development Services Department, 2011

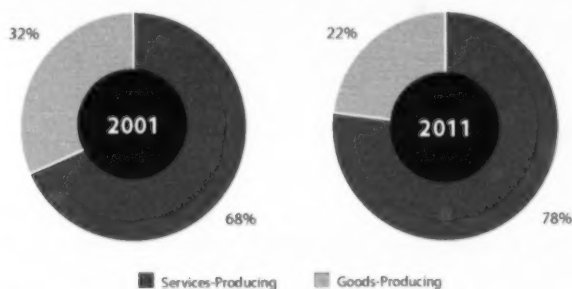
Note: Figures represent employment at businesses surveyed.

Farm and home-based employment are not included.

A service oriented employment base in York Region

Service-oriented jobs account for 77.6% of total employment in York Region, an increase from 68.3% in 2001 (see Figure 3). York's increasingly high proportion of service-oriented employment can be attributed to the existence of a highly skilled workforce able to respond to complex business needs. Moreover, advances in technology and productivity increases have led to fewer employees per business in the goods-producing sectors.

Goods vs. Services Producing Sectors, York Region, 2001 and 2011
Figures 3a and 3b



Source: York Region Planning & Development Services Department, 2011.
Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.
Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

Since 2001, strong employment growth has been evident in a number of services producing sectors (see Figure 4). Education, health care & social assistance, F.I.R.E, business services, retail trade and personal services have all increased their employment totals by 50% or more over the last ten years.

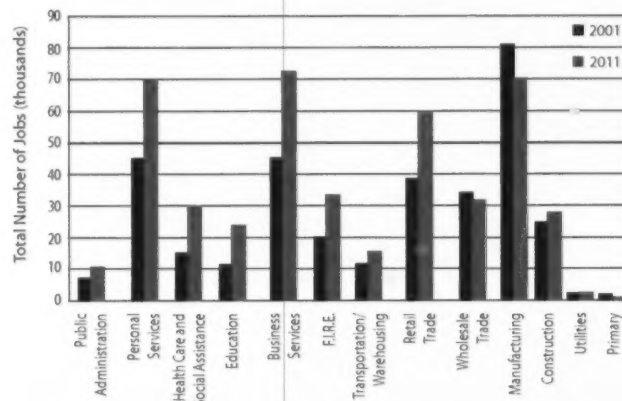
The fastest-growing services-producing industries between 2001 and 2011 were education, health care & social assistance, business services, and F.I.R.E, growing at average annual rates of 7.4%, 7.0% and 4.6% per year respectively. Education, F.I.R.E. and business services were also among the fastest growing sectors between 2010 and 2011.

Business Services is the Region's largest industry sector

Business services holds the largest share of the Region's employment base with 15.9%, while personal services and manufacturing follow closely behind, each accounting for 15.5% of total employment. Overall, these industries are once again the three largest sectoral groupings in the Region.

Business Services has grown from a 13.4% share in 2001 to a 15.9% share (73,092 jobs) in 2011. Business services is comprised of: professional, scientific and technical

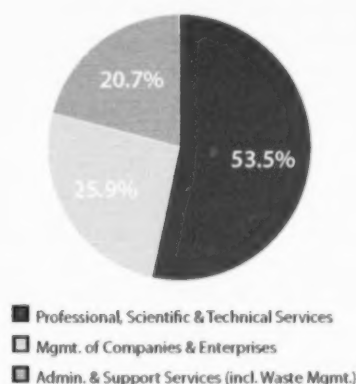
Distribution of Employment by Industry, York Region, 2001 and 2011
Figure 4



Source: York Region Planning and Development Services Department, 2011
Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.
F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Share of Business Services Sectors York Region, 2011

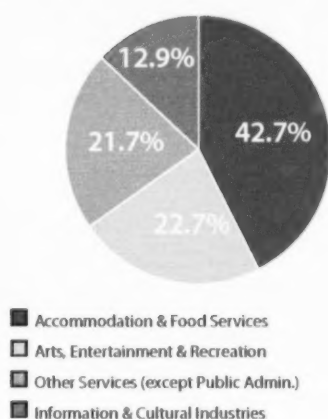
Figure 5



Source: York Region Planning and Development Services Department, 2011.
Note: Figures represent employment at businesses surveyed.
Farm and home-based businesses are not included.

Share of Personal Services Sectors York Region, 2011

Figure 6



Source: York Region Planning and Development Services Department, 2011.
Note: Figures represent employment at businesses surveyed.
Farm and home-based businesses are not included.

services; management of companies and enterprises; and administrative and support, waste management and remediation services. Within business services, professional, scientific and technical services companies hold over half of total sectoral employment (39,080 jobs), while management of companies and enterprises has been the fastest growing sector from 2001 to 2011 (averaging an annual increase of 17.6%) (See figure 5).

Personal services has grown from a 13.6% share of total employment in 2001 to a 15.5% share in 2011. Personal services is comprised of: information and cultural industries; arts, entertainment and recreation; accommodation and food services; and other services (except public administration). Within personal services, accommodation and food services has the largest share of jobs (30,400), while arts, entertainment and recreation has been the fastest growing sector from 2001 to 2011 (averaging a 8.8% increase per year) (see figure 6).

A third services-producing sector, retail trade, is the only other sector with a double-digit share of the Regional job total, at 13.2% (up from 11.4% in 2001). When retail trade is combined with manufacturing, personal services and business services, these four sectoral groupings account for well over half of the Regional employment total, at 60.1%.

A full account of employment and businesses by industry comparing 2001, 2010 and 2011 can be seen in Tables 6 and 7.

York Region Employment Change by Industry, 2001, 2009 and 2010
Table 6

Industry Sector	Number of Jobs in 2001	Number of Jobs in 2010	Number of Jobs in 2011	Avg. Annual % Change 2001-2011	% Change 2010-2011
Public Administration	7,603	11,109	11,276	4.0%	1.5%
Personal Services	47,444	69,966	71,107	4.1%	1.6%
Health Care and Social Assistance	15,860	30,142	31,175	7.0%	3.4%
Education	12,280	21,109	25,031	7.4%	18.6%
Business Services	46,915	70,077	73,117	4.6%	4.3%
Finance, Insurance, Real Estate & Leasing	21,971	32,257	34,253	4.6%	6.2%
Transportation & Warehousing	12,443	16,663	17,006	3.2%	2.1%
Retail Trade	39,749	57,733	60,709	4.3%	5.2%
Wholesale Trade	34,439	31,552	32,359	-0.6%	2.6%
SERVICES-PRODUCING SUBTOTAL	238,703	340,608	356,033	4.1%	4.5%
Manufacturing	82,130	71,809	71,085	-1.4%	-1.0%
Construction	24,967	28,437	29,466	1.7%	3.6%
Utilities	1,702	1,797	1,851	0.9%	3.0%
Primary	1,385	623	616	-7.8%	-1.1%
GOODS-PRODUCING SUBTOTAL	110,183	102,666	103,018	-0.7%	-0.3%
TOTAL ALL INDUSTRIES	348,886	443,274	459,051	2.8%	3.6%

Source: York Region Planning and Development Services, 2011.
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries.

Change in Businesses in York Region by Industry, 2001 and 2011

Table 7

Industry Sector	Number of Businesses in 2001	Number of Businesses 2010	Number of Businesses 2011	Avg. Annual % Change 2001-2011	% Change 2010-2011
Public Administration	123	194	191	4.5%	-1.5%
Personal Services	4,680	6,294	6,516	3.4%	3.5%
Health Care and Social Assistance	1,245	2,237	2,352	6.6%	5.1%
Education	560	989	1,003	6.0%	1.4%
Business Services	2,667	3,592	3,662	3.3%	1.9%
Finance, Insurance, Real Estate & Leasing	1,321	1,682	1,651	2.3%	-1.8%
Transportation/Warehousing	383	427	410	0.7%	-4.0%
Retail Trade	4,244	2,751	5,233	2.2%	0.0%
Wholesale Trade	2,298	1,393	2,236	-0.2%	-1.5%
SERVICES-PRODUCING	17,521	22,920	23,254	2.9%	1.5%
Manufacturing	2,871	2,751	2,702	-0.6%	-1.8%
Construction	1,250	1,393	1,452	1.5%	4.2%
Utilities	27	48	50	6.4%	4.2%
Primary	48	44	44	-0.9%	0.0%
GOODS-PRODUCING	4,195	4,236	4,248	0.2%	0.3%
TOTAL ALL INDUSTRIES	21,717	27,156	27,502	2.4%	1.3%

Source: York Region Planning and Development Services Department, 2011.

Notes: Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

Figures represent employment at businesses surveyed. Farm and home based employment are not included.

Jobs with an unclassified business activity have been redistributed based on the distribution of known industries.

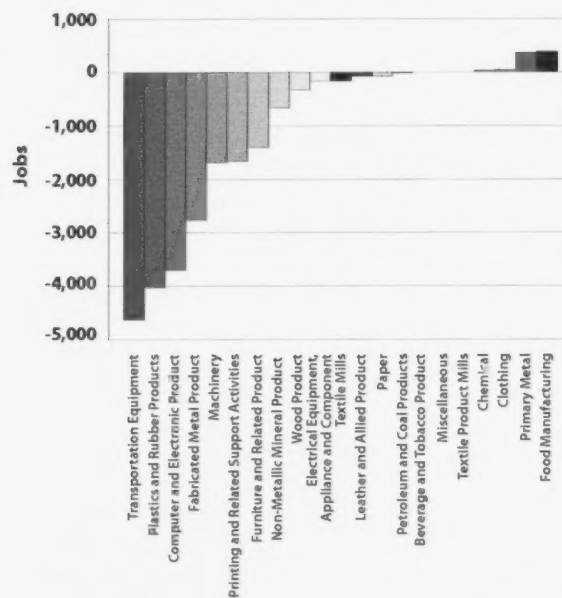
York Region's Manufacturing Sector

Manufacturing remains one of the largest employment sectors in York Region accounting for 15.5% of total employment (71,085 jobs). In 2001, manufacturing accounted for nearly one-quarter of the Region's jobs, with a 24% share (82,000 jobs). This decrease of nearly 10,000 jobs is equivalent to an average annual rate of decline of -1.4%. This regional rate of decline compares to the national, provincial, and GTA rates for the same time period. Looking further into the 2001 to 2011 manufacturing trend in York Region, there has been an increase and subsequent decline in employment levels. The sector peaked in 2006 at over 92,000 jobs and then declined by 21,000 jobs from 2006 to 2011.

Manufacturing rates continue to decline in York Region, however are doing so at a much lesser rate in comparison to previous years. The sector lost 724 jobs (-1.0%) in the past year compared to -2,800 jobs (-3.7%) in 2009-2010. While these declines are not insignificant, York Region's manufacturing sector has nonetheless fared well relative to Canada, Ontario, and the GTA, considering the sector makes up a larger percentage of York's total employment.

The hardest hit manufacturing sub-sectors between 2006 and 2011 were transportation equipment (-32.3%), plastics and rubber products (-47.0%) and computer and electronic products (-37.4%), with a combined total loss of -12,300 jobs (see figure 7).

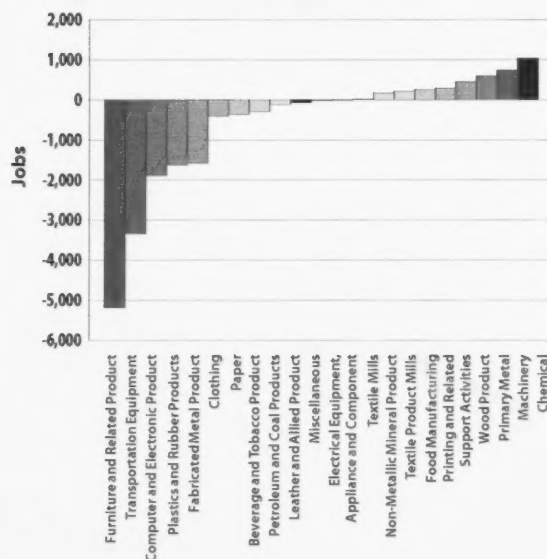
Manufacturing Sub-sectors Employment, York Region, 2006-2011
Figure 7



Source: York Region Planning & Development Services Department, 2011.
Notes: Figures represent employment at businesses surveyed.
Farm and home-based employment are not included.
Figures are represented in the order that they appear in the legend key.

From 2001 to 2011, further changes in employment levels within manufacturing sub-sectors were observed in furniture and related products (-5,200 jobs), transportation equipment (-3,300 jobs), and computer and electronic products (-1,900 jobs). Most job losses were the result of existing manufacturers downsizing and the closure of a relatively small number of businesses in the sector. Since 2001, there has also been growth in a number of manufacturing sub-sectors including chemical (+1,033 jobs), machinery (+740 jobs) and primary metal (+700 jobs) (see figure 8).

Manufacturing Sub-sectors Employment, York Region, 2001-2011
Figure 8



Source: York Region Planning & Development Services Department, 2011.
Notes: Figures represent employment at businesses surveyed.
Farm and home-based employment are not included.
Figures are represented in the order that they appear in the legend key.

Table 8 provides a summary of changes in employment amongst the manufacturing sub-sectors from 2001 to 2011.

Manufacturing Sub-Sector Employment Change, York Region, 2001, 2006, 2011
Table 8

Manufacturing Subsector	2001 Employment	2006 Employment	2011 Employment	% Change 2001-2011	% Change 2006-2011
Beverage and Tobacco Product	425	142	135	-68%	-5%
Chemical	2,703	3,707	3,736	38%	1%
Clothing	1,269	818	865	-32%	6%
Computer and Electronic Product	8,104	9,919	6,210	-23%	-37%
Electrical Equipment, Appliance & Component	3,260	3,401	3,239	-1%	-5%
Fabricated Metal Product	8,723	9,904	7,138	-18%	-28%
Food Manufacturing	4,569	4,454	4,833	6%	9%
Furniture and Related Product	11,047	7,259	5,850	-47%	-19%
Leather and Allied Product	267	271	195	-27%	-28%
Machinery	5,599	8,026	6,338	13%	-21%
Miscellaneous	4,792	4,754	4,763	-1%	0%
Non-Metallic Mineral Product	2,059	2,895	2,230	8%	-23%
Paper	1,628	1,332	1,259	-23%	-5%
Petroleum and Coal Products	177	79	60	-66%	-24%
Plastics and Rubber Products	6,188	8,587	4,550	-26%	-47%
Primary Metal	1,729	1,961	2,320	34%	18%
Printing and Related Support Activities	4,366	6,327	4,659	7%	-26%
Textile Mills	47	220	63	34%	-71%
Textile Product Mills	251	456	469	87%	-3%
Transportation Equipment	13,075	14,366	9,729	-26%	-32%
Wood Product	1,998	2,767	2,441	22%	-12%
Total	82,276	91,845	71,085	-14%	-22%

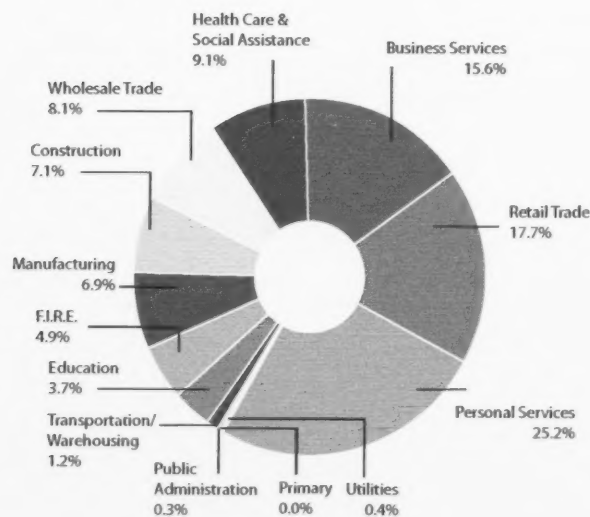
Source: York Region Planning and Development Services, 2011.
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

In an effort to stimulate innovation in the Region's manufacturing sector and ensure sustainability and growth, York Region launched the Innovation in Manufacturing project in January 2011. Research is currently underway on manufacturing innovation best practices and securing access to research and development funding. This research will help inform the development of tools to support manufacturing innovation and will assist the Region's manufacturers to compete globally in manufacturing, increase productivity and profit.

New businesses have significantly influenced the Region's employment sector composition

There were 2,339 new businesses to the Region between mid-year 2010 and mid-year 2011. Personal services, retail trade, and business services have added a combined 9,120 jobs and 1,370 businesses to the Region's services-producing sectors which have significantly influenced the Region's employment sector composition (see figure 9).

York Region Surveyed Employment by Industry Sector, 2011
Figure 9



Source: York Region Planning and Development Services Department, 2011
Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction
Note: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Table 9 provides a summary of the distribution of total employment by sector in new businesses for 2011. Please note that the term "new businesses" refers to businesses that have been recently established in the Region as well as businesses that have recently moved into the Region.

**Distribution of Employment in New Businesses,
York Region, 2011**
Table 9

Industry Sector	# of Businesses	% Distribution
Personal Services	590	25.5%
Retail Trade	415	17.7%
Business Services	366	15.6%
Health Care & Social Assistance	212	9.1%
Wholesale Trade	190	8.1%
Finance, Insurance, Real Estate and Leasing	114	4.9%
Education	86	3.7%
Transportation/Warehousing	28	1.2%
Public Administration	7	0.3%
Services-Producing Subtotal	2,008	85.8%
Construction	165	7.1%
Manufacturing	162	6.9%
Primary	0	0.0%
Utilities	4	0.2%
Goods-Producing Subtotal	331	14.2%
Total All Industries	2,339	100.0%

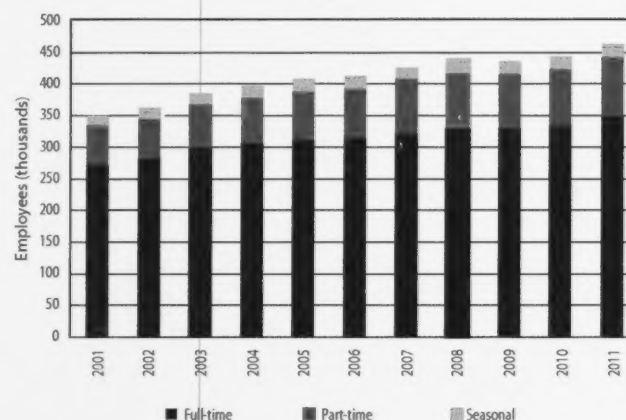
Source: York Region Planning and Development Services, 2011
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Employment in York Region is predominantly full-time

Employment in York Region is predominantly comprised of full-time workers. According to the 2011 York Region Employment Survey, approximately three-quarters of employment was full-time. In contrast, approximately 20.2% of employment was comprised of part-time workers, and approximately 4.8% was seasonal.

Since 2001, the full-time employment share has declined slightly from 78.6% to 75.1%. Meanwhile, the part-time employment share increased from 16.9% in 2001 to 20.2% in 2011, while seasonal employment changed slightly from 4.4% in 2001 to 4.8% in 2011 (see Figure 10). It is important to note that although shares have changed amongst categories, all three types have seen healthy job increases since 2001.

**Employment by Type of Worker,
York Region, 2001 to 2011**
Figure 10



Source: York Region Planning and Development Services Department, 2011.
Note: Figures represent employment at businesses surveyed.
Farm and home-based employment are not included.

Sustained strength in full-time employment continues to bode well for York Region, since these positions normally provide increased stability, income, and opportunities for growth. Meanwhile, growth in part-time employment is likely being driven by the strong population growth in York Region, which increases demand for service-producing industries such as retail trade.

Small businesses most prevalent in York Region

The vast majority (83.6%) of firms in the Region employ less than 20 employees, a relatively unchanged percentage from 2001 (84.7%), as seen in Table 10. This prevalence of small firms emphasises the importance of the small business entrepreneur in the Regional economy.

Businesses by Size, York Region, 2001, 2010 and 2011

Table 10

Business Size Category	2001	2010	2011
Small (1-19 employees)	18,401	22,827	23,002
Medium (20-99 employees)	2,749	3,559	3,688
Large (100-499 employees)	519	725	773
Very Large (500+ employees)	48	45	41
Total	21,717	27,156	27,504

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed.

Farm and home-based employment are not included.

The number of firms in York Region employing more than one-hundred people has grown significantly since 2001, with an increase of 43.5% (200+ firms). The 100-499 category is the fastest growing of the four categories with a 48.9% growth between 2001 and 2011. The 500+ category decreased slightly from 2001 to 2011, which can likely be attributed to several firms downsizing and bringing them into the large category (100-499 employees).

Overall, the strong growth in large sized firms reflects both the successful expansion of smaller existing firms, and the overall attractiveness of York Region as a place to do business.

The average employee size per business in York Region remained relatively stable between 2001 and 2011 at approximately 16 employees. Goods-producing industries have a higher number of employees per business (24) than services-producing industries (15). Between 2001 and 2011, the goods-producing average declined by nearly 2 employees per business, while the services-producing average increased by approximately 1 employee per business.

Top Employers

As of 2011, there were 40 top private sector employers in York Region with a range of 500+ employees. The majority of top sector employers fall under the business services sector, accounting for 43.5% of businesses, while manufacturing accounts for 23.9%. Table 11 gives a sample listing of the top 40 employers who chose to have their employee range made public.

Top Private Sector Employers in York Region 2011
Table 11

Name	Location	Industry Description
AB Sciex	Markham	Computer Systems Design and Related Services
AC Nielsen Canada*	York Region	Manufacturer of Automotive Components and Systems
Canada's Wonderland**	Vaughan	Amusement and Theme Parks
Canadian Automobile Association	Markham	Management Consulting Services
Clintar Groundskeeping Services**	Vaughan	Couriers
Giesecke & Devrient Security Card Systems	Markham	Computer and Peripheral Equipment Manufacturing
OZZ Electric	Markham	Banking
Royal Group Inc.*	Markham	Road Construction Engineering Services, Paving & Manufacture Asphalt
Saputo Dairy Products	York Region	Manufacturer of Automotive Components and Systems
St. Joseph Print*	Vaughan	Rail Transportation
Teva Canada Ltd.*	Markham	Independent Adjusters for Insurance Claims
The Vision Group of Companies*	Aurora	Management of Companies and Enterprises
Toromont Industries Ltd.	Vaughan	Manufacturer of Home Improvement, Consumer & Construction Products
Van Rob*	Newmarket	Collection Agencies
Walmart	Vaughan	Janitorial Services

Source: York Region Planning and Development Services Department, 2011.

Notes: Table 1 excludes Municipalities, Universities, Schools, and Hospitals.

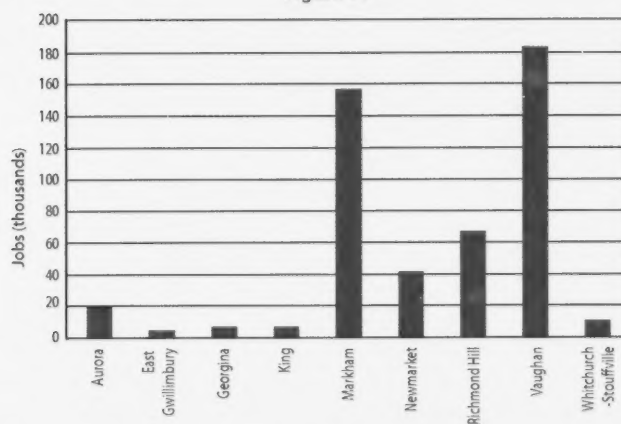
Table represents a sample of the top 40 employers in York Region and are not listed in any particular order of significance.

*Total includes multiple locations and/or subsidiary companies located in York Region.

**Includes seasonal employees.

Figure 11 shows the distribution of York Region's estimate total employment by municipality. Markham and Vaughan account for approximately 67% of the Region's employment.

**York Region Distribution of
Total Employment by Municipality, 2011**
Figure 11



Source: York Region Planning and Development Services Department, 2011

Note: Figures represent employment at businesses surveyed.

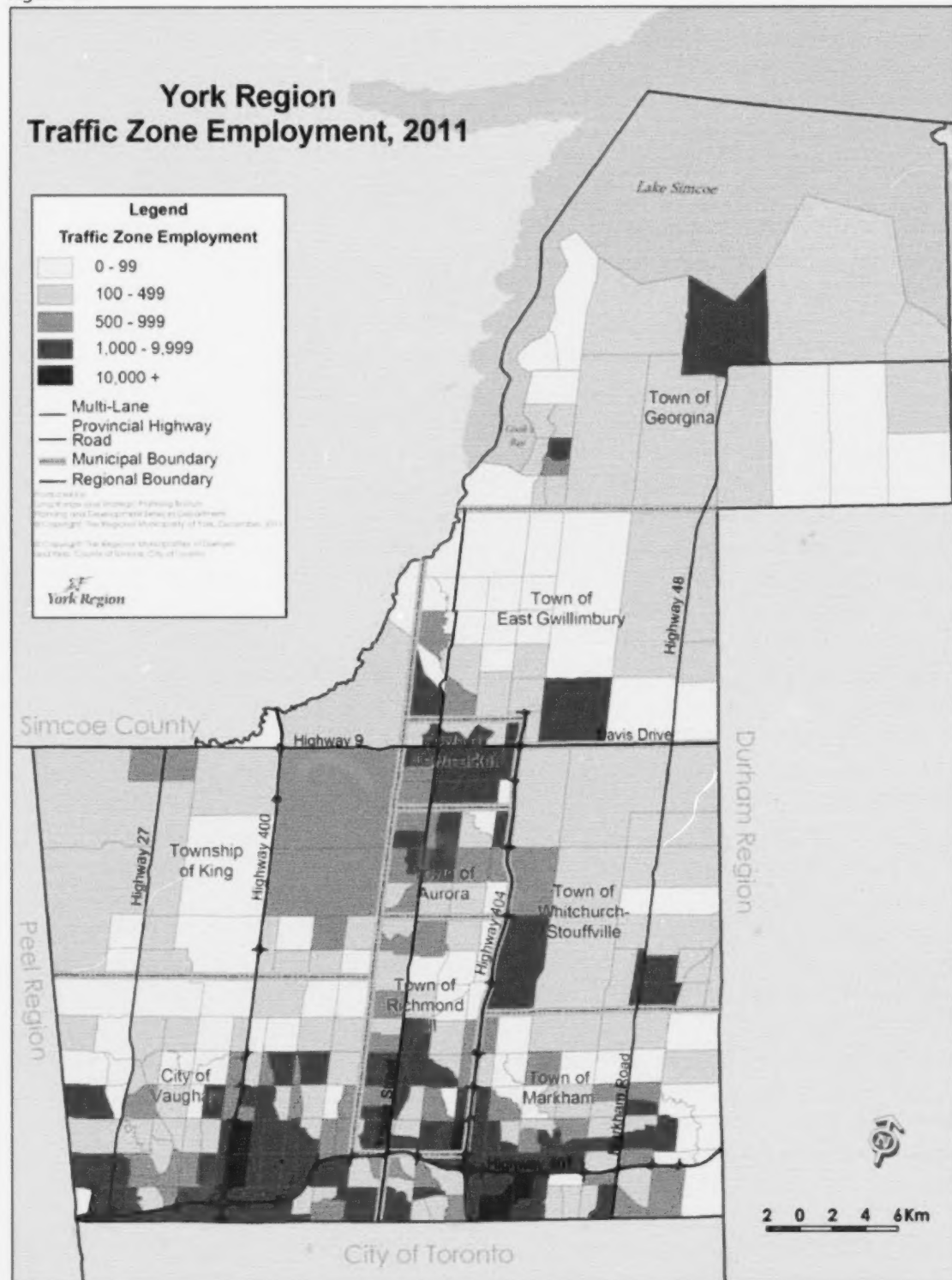
Farm and home-based employment are not included.

Geographic representation of York Region employment and businesses

For land use planning purposes, York Region is divided into 355 traffic zones. Figure 12 below depicts employment levels by traffic zone, while Figure 13 represents changes in employment by traffic zone from 2001 to 2011.

York Region Employment Levels by Traffic Zone, 2011

Figure 12

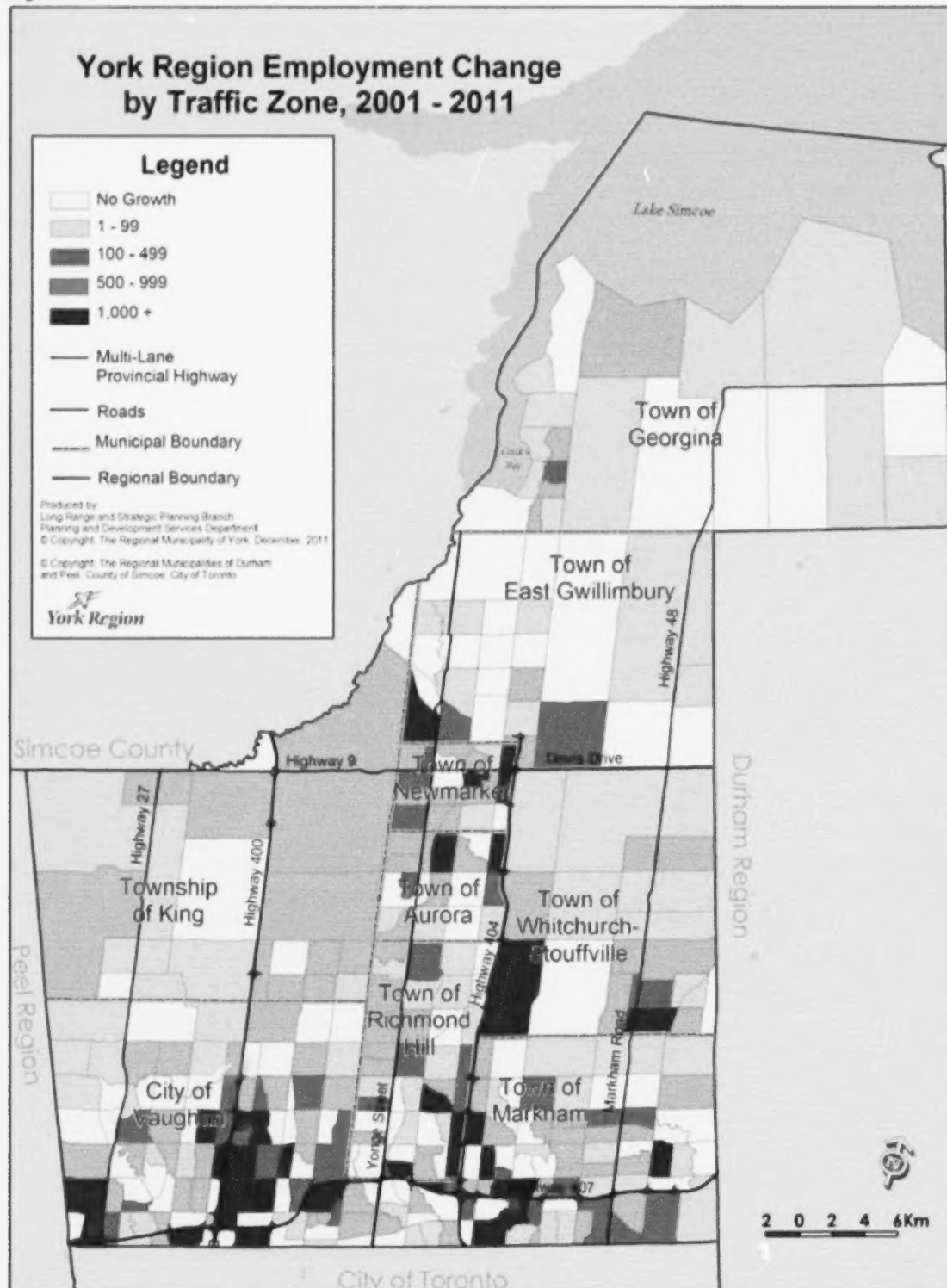


Source: York Region Planning and Development Services Department, 2011.

Note: Map represents employment at businesses surveyed. Farm and home-based employment are not included.

York Region Employment Change by Traffic Zone, 2001 to 2011

Figure 13



Source: York Region Planning and Development Services Department, 2011.

Note: Map represents employment at businesses surveyed. Farm and home-based employment are not included.

Exporting activities concentrated in several key sectors

Surveyed firms are asked if they are directly involved in exporting. Three sectors reporting significant involvement in exporting are: manufacturing (26.1%), wholesale trade (25.1 %) and business services (11.5 %).

Historically, approximately 1/3 of all Regional GDP is the result of exporting activity. This indicates that many of the larger Regional producers are involved in exporting activity. It should further be noted that this survey does not take into account components that are manufactured locally and then shipped to another supplier further down the supply chain and assembled before being exported as a finished product.

Conclusions

This report analyses Regional employment growth and the economy, and provides national and provincial economic overviews, as well as a short-term economic outlook.

Canada and Ontario surpass pre-recession peak

Growth in the national and provincial economies is forecast to slow through the first half of 2012 due to global economic uncertainties and are expected to return to full capacity in 2013. As of mid-year 2011, employment levels had surpassed the 2008 pre-recession peak. Manufacturing posted slight increases in employment levels at both the national and provincial levels. The fastest growing sectors in Canada between 2010 and 2011 were transportation and warehousing and construction while at the provincial level transportation and warehousing and finance, insurance and real estate and leasing exhibited the highest growth

York Region employment levels showing positive trends in 2011

It is estimated that there are approximately 28,000 businesses employing 515,800 people in York Region in 2011 (including surveyed estimate for no contact businesses, estimates for both farm and home-based businesses). Total employment increased by 14,800 jobs or 3.0% from mid-year 2010 to mid-year 2011, compared to 8,000 jobs and a 1.9% increase from 2009 to 2010. Employment growth in York Region has also consistently exceeded both national and provincial averages over the past ten years.

Services-producing sectors continue to spur job growth with business services holding the largest Regional employment share

Since the York Region Employment Survey began, there has been a progressive shift towards service-producing jobs, which now account for 77.6% of total employment. The fastest-growing sectoral groupings between 2001 and 2011 were: education, health care & social assistance, business services and F.I.R.E. Three of the sectors that exhibited the highest growth levels between 2001 and 2011 were also the fastest growing sectors between 2010 and 2011 with the addition of Retail trade.

Manufacturing job losses have been well-documented at the national and provincial level, and York Region has not been immune to this larger trend. While the scale of job losses has not been as severe, manufacturing employment levels have been on the decline since 2006. Business services holds the largest share of employment in the Region with 15.9%, followed closely by personal services and manufacturing at 15.5%.

Large businesses on the rise, but small firms still dominate in York Region

York Region has been successful at attracting a number of large businesses over the past decade. The number of businesses employing more than 100 people has increased by over 240 firms (+43.5%) since 2001, to a total of 814 firms. This increase reflects York Region's ability to attract high quality employers as a preferred business location in the GTA.

Emphasizing the importance of the small business entrepreneur to the Regional economy, an overwhelming majority of 83.6% of firms employ less than 20 people, while the overall average business size is approximately 16 employees per establishment.

The York Region Employment Survey, upon which the Employment and Industry Report 2011 is based, is one of only a few surveys of its kind in all of Ontario.

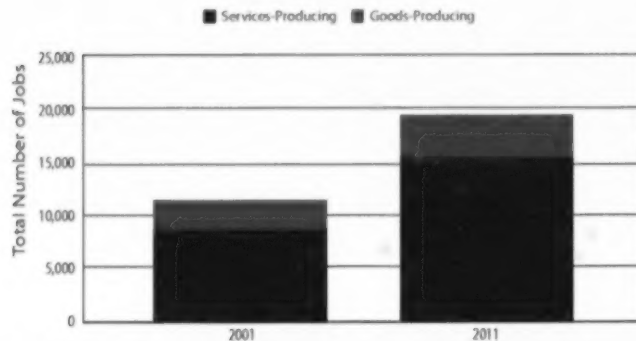
The information gathered through the survey is used to better understand the Regional economy, to forecast employment trends, as well as to monitor economic development goals.

Employment Overview

Aurora's estimated 12,200 jobs in 2001 have grown to an estimated 19,560 jobs (excluding home and farm-based businesses) in 2011, representing an increase of approximately 7,360 jobs or 60.3% during the ten year time span.

Distribution of Goods Producing vs. Services Producing Sectors, Aurora, 2001 and 2011

Figure 14



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

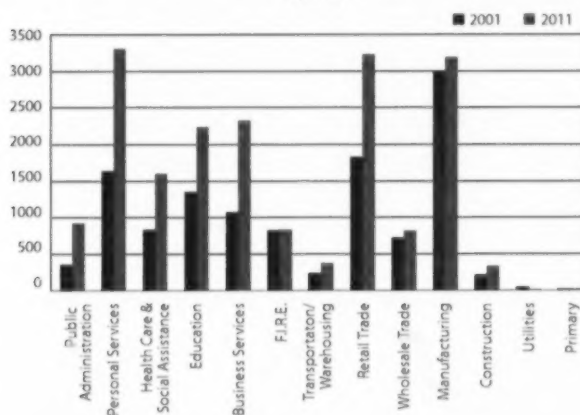
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- The Services Producing sectors account for 81.5% of all Aurora's employment and 88.4% of all businesses in 2011 (see figure 14).

Distribution of Employment by Industry, Aurora, 2001 & 2011

Figure 15



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

Aurora Highlights

- Population in 2011: 55,651*
- 2011 surveyed employment in survey area: 19,560 jobs**
- 2011 total employment estimate: 22,700 jobs***
- Businesses in survey area in 2011: 1,120
- Share of Total Regional Employment: 4%
- 2010-2011 Employment growth: 4.6%
- 2010-2011 Business growth: 2.8%
- 2001-2011 Average annual employment growth: 4.8%
- 2001-2011 Average annual business growth: 2.3%
- Largest employment sector in 2011: Personal Services, 17.1%
- Fastest-growing employment sector 2010-2011: Education, 11.8%
- Fastest-growing employment sector 2001-2011: Business Services, 8.5% (avg. annual)
- Services, 8.5% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

** Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

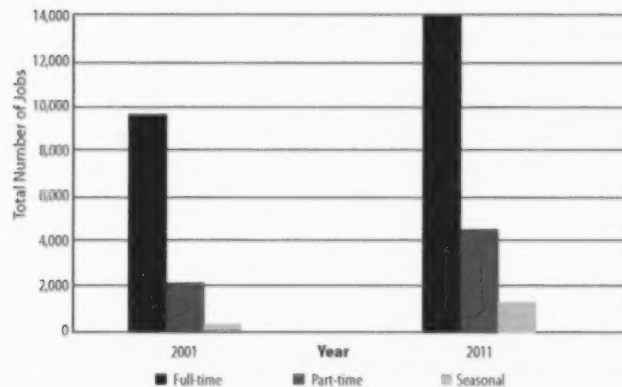
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- The personal services sector is the primary employer in Aurora, accounting for 17.1% of jobs, with retail trade and manufacturing following closely behind with 16.8% and 16.5% of jobs.
- The three fastest growing sectors between 2001 and 2011 were business services, personal services, and health care and social assistance, with an average annual growth rate of 8.5%, 7.4% and 6.3% respectively (see figure 15).
- These three sectors combined have added approximately 3,800 jobs to Aurora's workforce since 2001.

**Employment Distribution by Type of Worker,
Aurora, 2001 and 2011**

Figure 16



Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent employment at businesses surveyed.

Farm and home-based employment are not included.

- While full-time employment makes up the majority of Aurora's total employment, adding 1,040 jobs between 2010 and 2011, the proportion of overall full-time employment has dropped 5.5% since 2001.
- The proportion of part-time employment has grown from 19.5% in 2001 to 23.4% in 2011, translating to nearly 2,200 jobs. This growth can likely be attributed to an increase in the retail and personal services sectors, which tend to employ a larger proportion of part-time workers (see figure 16).

Business Overview

**Businesses by Size, Aurora
2001, 2010 and 2011**

Table 12

Business Size Category	2001	2009	2010
Small (1-19 employees)	758	904	929
Medium (20-99 employees)	106	148	151
Large (100-499 employees)	27	36	38
Very Large (500+ employees)	0	1	2
Total	891	1,089	1,120

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of surveyed businesses has grown by 25.7% since 2001, or 2.3% on an average annual basis.
- Small firms made up the majority of Aurora's businesses in 2011, accounting for approximately 82.9% of total businesses.
- Combined, the proportion of medium, large and very large-sized businesses make up 17.0% of all businesses in Aurora in 2011, compared to 15% in 2001.

Major Employers

Table 13 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in Aurora, 2011

Table 13

Name	Industry Description
Magna International (Head Office)	Manufacturer of Automotive Components and Systems
Quad Graphics	Printing
Real Canadian Superstore	Retail Food and Beverage
State Farm Insurance (Head Office)	Direct Insurance (except Life, health and Medical) Carriers
Van-Rob Inc.	Manufacturing of Motor Vehicles Parts

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance.

Development Activity

**Aurora Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 14

	Millions (\$)	% Distribution
Industrial	\$9.37	33%
Commercial	\$7.12	25%
Institutional	\$11.62	41%
8.3 Sub-Total	\$28.11	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in Aurora were over \$28 million for the first ten months of 2011 (see table 14), an increase of over \$18 million from the previous year, for the same period.
- The institutional sector accounts for the majority of issued permits, with an increase of \$9.78 million compared to the same time frame in 2010.

Tables 15 and 16 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Aurora in 2011.

Recently Opened Businesses/Completed Projects, Aurora, 2011

Table 15

Developer/Business Name	Land Use	Building Size (Sq.Ft.)
The Stronach Group	Office/Industrial	115,000
Coland Developments	Commercial	44,200
CoreMicro Technology	Office/Industrial	17,700
Prolenium Medical Technologies	Office/Industrial	15,200

Source: Town of Aurora

Projects Under Construction, Aurora, 2011

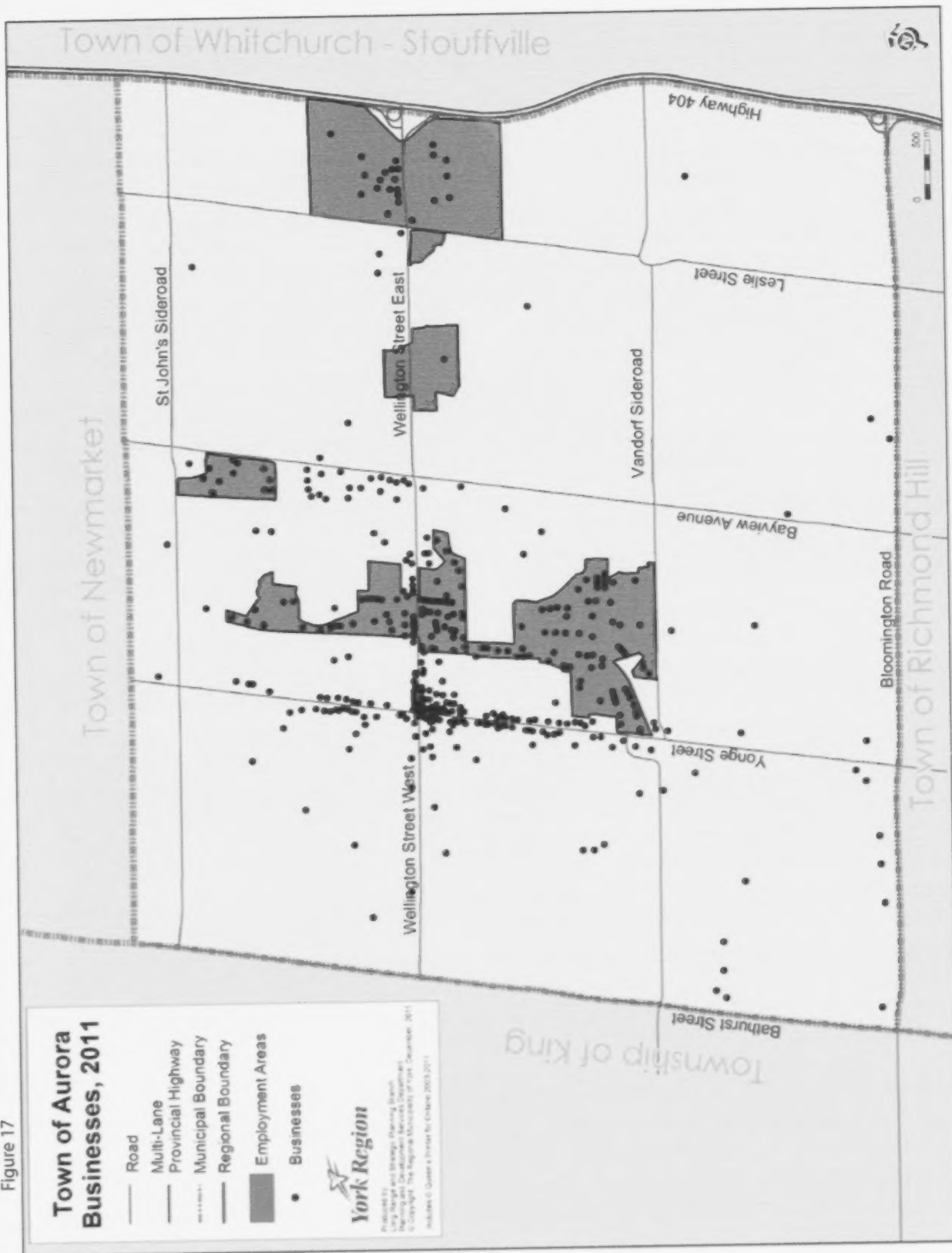
Table 16

Developer/Business Name	Land Use	Building Size (Sq.Ft.)
Coland Developments	Office	43,600
Altus Group	Office	33,900
Irwin Industrial	Industrial	22,700
Maydel Homes	Office	12,900

Source: Town of Aurora

Town of Aurora Business Locations and Employments Areas, 2011

Figure 17

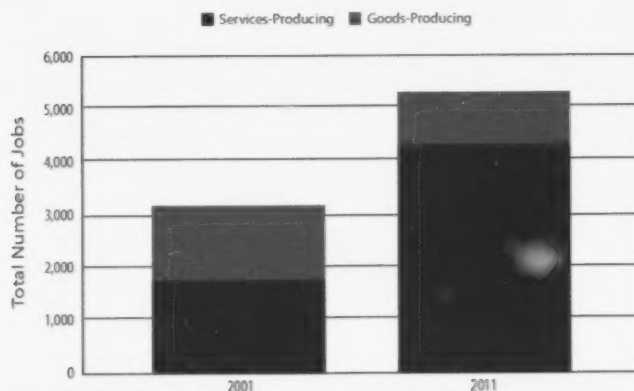


East Gwillimbury

Employment Overview

Total surveyed employment in East Gwillimbury has grown to an estimated 5,400 jobs; an increase of 57.3% from the 3,400 jobs in 2001.

Distribution of Goods Producing vs. Services Producing Sectors, East Gwillimbury, 2001 and 2011
Figure 18



Source: York Region Planning & Development Services Department, 2011.

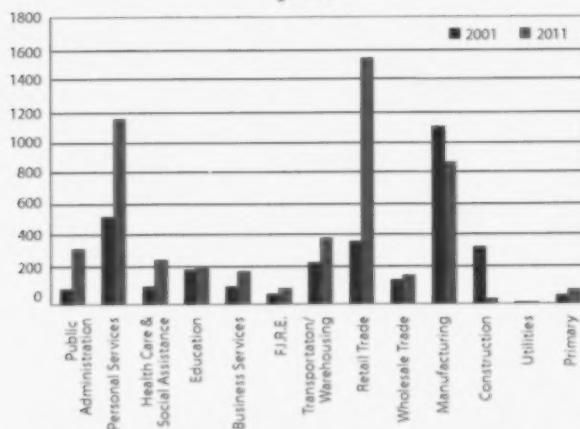
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Employment in East Gwillimbury is dominated by services-producing employment, which accounts for 81.0% of all jobs, an increase of 2,460 jobs from 2001 (see Figure 18).
- Leading services-producing sectors include retail trade and personal services, which have added nearly 1,800 jobs since 2001 to the Town's total employment.

Distribution of Employment by Industry, East Gwillimbury, 2001 & 2011
Figure 19



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

East Gwillimbury Highlights

- Population in 2011: 23,739
- 2011 surveyed employment in survey area: 5,400 jobs **
- 2011 total employment estimate: 6,900 jobs***
- Businesses in survey area in 2011: 302
- Share of Total Regional 2010-2011 Employment growth: 1%
- 2010-2011 Business growth: 2%
- 2001-2011 Average annual employment growth: 4.6%
- 2001-2011 Average annual business growth: -1.3%
- Largest employment sector in 2011: Retail Trade, 29.3%
- Fastest-growing employment sector 2010-2011: Education, 17.4%
- Fastest-growing employment sector 2001-2011: Retail Trade, 15.0% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

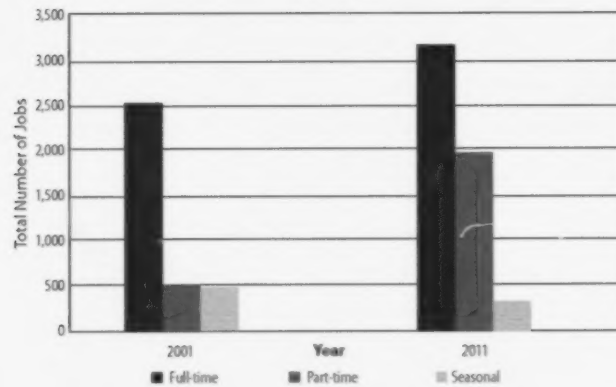
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- Retail trade, personal services and manufacturing combined account for 68% of total employment.
- Among goods-producing industries, manufacturing is the primary employer comprising 16.5% of all jobs (see figure 19).

**Employment Distribution by Type of Worker,
East Gwillimbury, 2001 and 2011**

Figure 20



Source: York Region Planning and Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed.

Farm and home-based employment are not included.

- Part-time employment grew by approximately 1,450 jobs between 2001 and 2011, making up nearly 36% of total employment (see Figure 20).
- While full-time employment totals increased from 2001 to 2011, its proportion of overall employment dropped 14.3% during the same period.

Business Overview

**Businesses by Size, East Gwillimbury
2001, 2010 and 2011**

Table 17

Business Size Category	2001	2010	2011
Small (1-19 employees)	317	249	254
Medium (20-99 employees)	25	34	35
Large (100-499 employees)	2	13	13
Very Large (500+ employees)	1	0	0
Total	345	296	302

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- There is a strong small business base within the Town, where small businesses account for 84.1% of all businesses.
- Large sized firms grew from 2 firms in 2001 to 13 firms in 2011.

Major Employers

Table 18 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in East Gwillimbury, 2011

Table 18

Name	Industry Description
Architectural Precast Systems Inc.	Manufacturing of Cement Products
Costco Wholesale Canada Ltd.	Retail Merchandise Store
Dynamic Suspensions - A Division of Multimatic Inc.	Manufacturing of Motor Vehicle Parts
Inscape - Head Office	Manufacturing of Office Furniture
Sinton Transportation	School and Employee Bus Transportation

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance.

Development Activity

**East Gwillimbury Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 19

	Millions (\$)	% Distribution
Industrial	\$0.81	4%
Commercial	\$18.44	91%
Institutional	\$1.02	5%
ICI Sub-Total	\$20.27	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in East Gwillimbury were over \$20 million for the first ten months of 2011.
- The majority of the permits issued in 2011 were in the commercial sector, compared to \$0.25 million in 2010, this sector saw an increase of over \$18 million during this period (see Table 18).

Tables 20 and 21 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in East Gwillimbury in 2011.

Recently Opened Businesses East Gwillimbury, 2011

Table 20

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
York EMS Headquarters	Government	680,000
Chic	Bank	8,550
Buffalo Wild Wings	Restaurant	7,342
Long Star Texas Grill	Restaurant	6,143
Mad Hatter's Bistro	Restaurant	1,200

Source: Town of East Gwillimbury

Projects Under Construction, East Gwillimbury, 2011

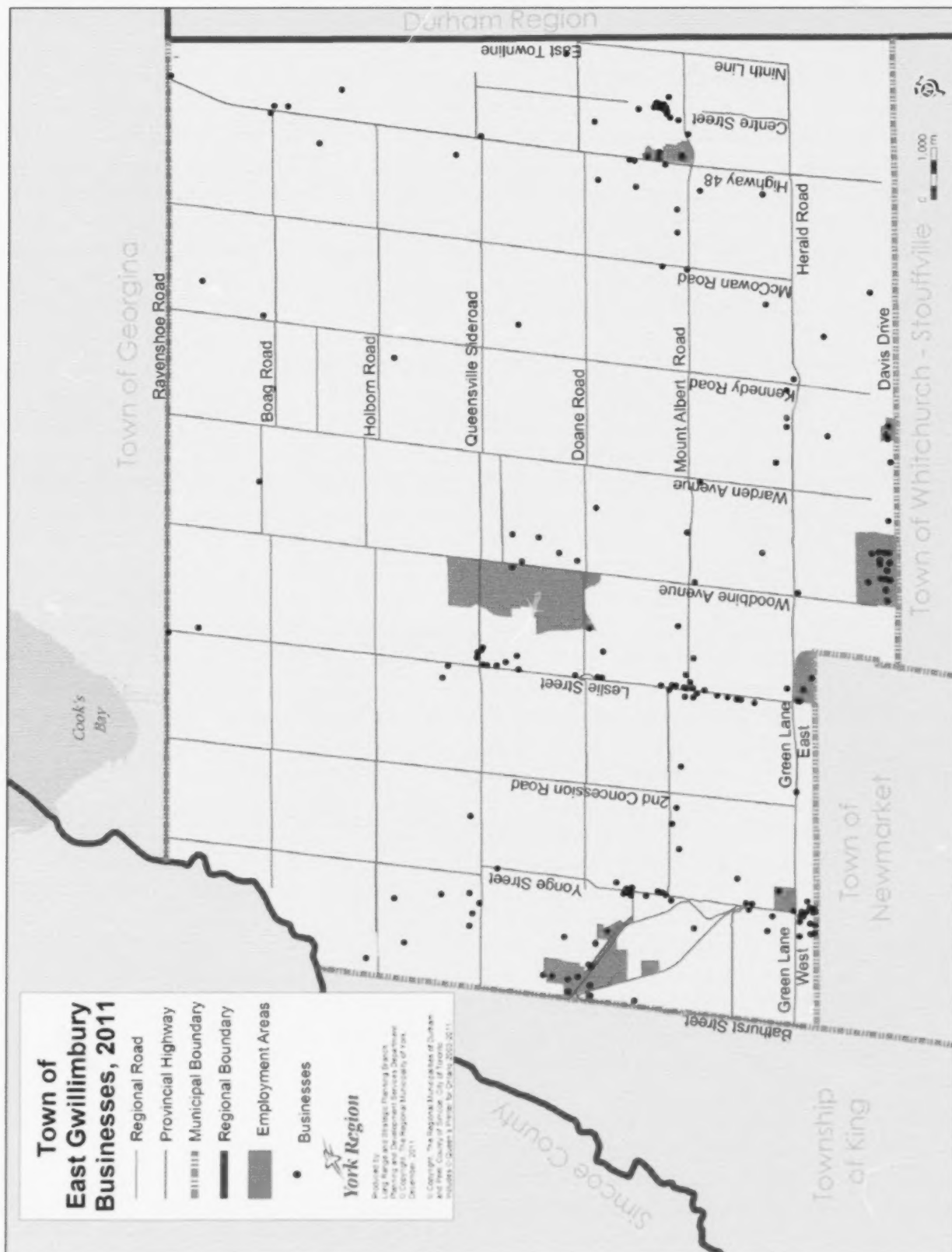
Table 21

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Geo. A. Kelson Company Ltd.	Office/Manufacturing	121,000
Earl's	Service	45,550
La-Z-Boy	Commercial	40,042
RBC Royal Bank	Bank	4,732
Five Guys Burgers and Fries	Restaurant	2,560
Nice One Nails	Service	1,540

Source: Town of East Gwillimbury

Town of East Gwillimbury Business Locations and Employment Areas, 2011

Figure 21

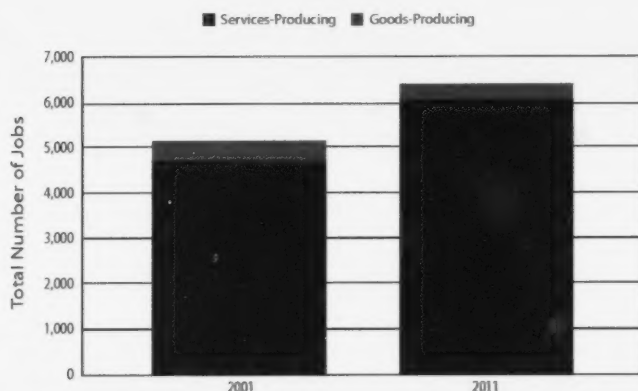


Georgina

Employment Overview

The total number of businesses has remained relatively constant between 2001 and 2011, with a loss of 9 businesses since 2001. However, even with the slight decline, the municipality's surveyed employment has grown by 26.7%, or 1,350 jobs, since 2001.

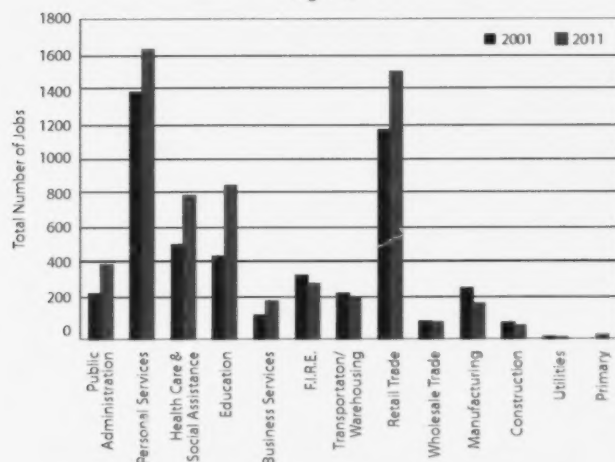
**Distribution of Goods Producing vs. Services Producing Sectors,
Georgina, 2001 and 2011**
Figure 22



Source: York Region Planning & Development Services Department, 2011.
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.
Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Services-producing jobs accounted for 95.4% of all jobs in 2011 (see Figure 22).
- Among the goods-producing industries, manufacturing was the primary employer with 3.1% of Georgina's total employment in 2011.

**Distribution of Employment by Industry,
Georgina, 2001 & 2011**
Figure 23



Source: York Region Planning & Development Services Department, 2011.
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.
F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.
Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

Georgina Highlights

- Population in 2011: 46,523
- 2011 surveyed employment in survey area: 6,409 jobs**
- 2011 total employment estimate: 8,100 jobs***
- Businesses in survey area in 2011: 652
- Share of Total Regional Employment: 1%
- 2010-2011 Employment growth: 0.2%
- 2010-2011 Business growth: -0.8%
- 2001-2011 Average annual employment growth: 2.4%
- 2001-2011 Average annual business growth: -0.1%
- Largest employment sector in 2011: Personal Services, 25.9%
- Fastest-growing employment sector 2010-2011: Business services, 9.3%
- Fastest-growing employment sector 2001-2011: Education, 6.4% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

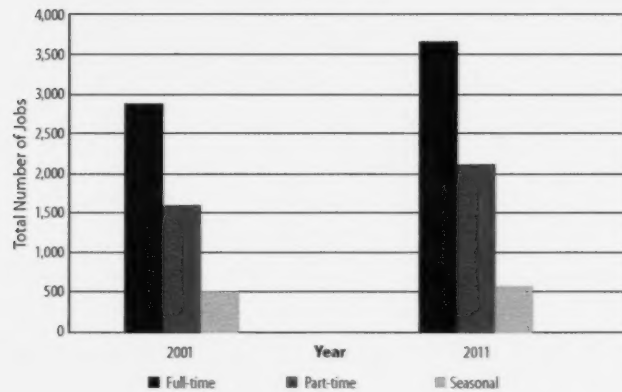
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- Personal services and retail trade account for a combined 50.1%, or 3,200 jobs, of total employment.
- Education, business services and health care and social assistance are the three fastest growing employment sectors, growing at average annual rates of 6.4%, 4.7% and 4.1% respectively, since 2001.

**Employment Distribution by Type of Worker,
Georgina, 2001 and 2011**

Figure 24



Source: York Region Planning and Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed.

Farm and home-based employment are not included.

- Full-time employment comprises 57.2% of all employment in the survey areas, up slightly from 56.8% in 2001 (see Figure 24).
- Georgina experienced a 31.0% increase in part-time employment between 2001 and 2011. These part-time employment levels can be attributed to the retail and personal service sectors which typically employ more part-time workers.

Business Overview

**Businesses by Size, Georgina
2001, 2010 and 2011**

Table 22

Business Size Category	2001	2010	2011
Small (1-19 employees)	613	588	581
Medium (20-99 employees)	42	56	60
Large (100-499 employees)	6	13	11
Very Large (500+ employees)	0	0	0
Total	661	657	652

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent employment at businesses surveyed.

Farm and home-based businesses are not included.

- Although the total number of businesses in Georgina has seen a slight drop, the proportion of medium and large sized firms account for 10.8% of businesses in 2011, up from 7.3% in 2001.

Major Employers

Table 23 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in Georgina, 2011

Table 23

Name	Industry Description
Briars Resorts Spa & Conference Centre	Traveller Accommodation
Buchner Manufacturing Inc.	Primary Metal Manufacturing
Crate Marine Sales Ltd.	Marinas
Riverglen Haven Nursing Home	Nursing Care Facility
Wal-Mart Supercenter	Retail Department Store

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance.

Development Activity

**Georgina Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 24

	Millions (\$)	% Distribution
Industrial	\$1.97	29%
Commercial	\$4.35	64%
Institutional	\$0.50	7%
ICI Sub-Total	\$6.82	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in Georgina were over \$6 million for the first ten months of 2011 (see table 24).
- Commercial permit values totalled over \$4 million in 2011, a decline of over \$20 million from 2010. This difference can mainly be attributed to the Keswick Marketplace Shopping Centre which was constructed in 2010.

Tables 25 and 26 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Georgina in 2011.

Recently Opened Businesses/Completed Projects, Georgina, 2011

Table 25

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Multi-Unit Commercial Plaza	Retail	25,000
Shoppers Drug Mart	Retail	19,000
Toronto Dominion Bank	Commercial	4,900
Royal Bank	Commercial	4,200
Tim Hortons	Commercial	2,500
Canadian Tire Expansion	Retail	1,300

Source: Town of Georgina

Projects Under Construction, Georgina, 2011

Table 26

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Multi-Unit Commercial Plaza	Retail/Commercial	24,000
Recreational Complex	Institutional	6,500

Source: Town of Georgina

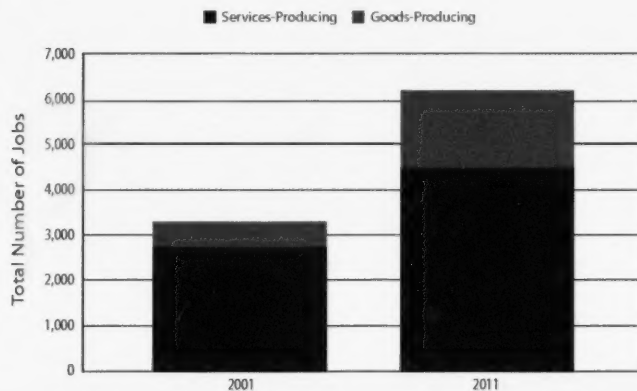
Town of Georgina Business Locations and Employment Areas, 2011
Figure 25



Employment Overview

In 2001, all businesses (excluding farm and home-based businesses) in the Township of King accounted for approximately 3,400 jobs; by 2011, King's employment has grown by 85.6% or to an estimated 6,229 jobs.

Distribution of Goods Producing vs. Services Producing Sectors, King, 2001 and 2011
Figure 26



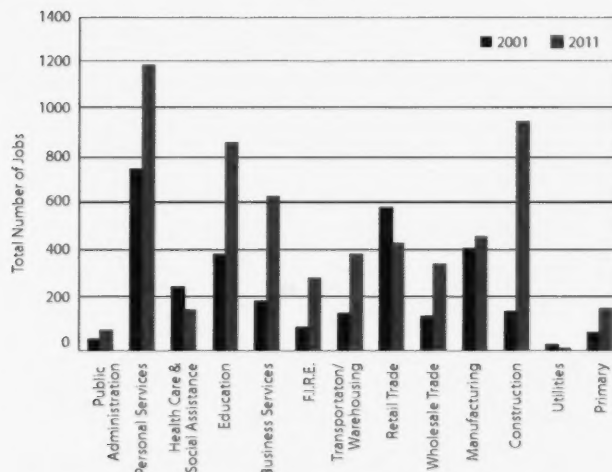
Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.
Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Services-producing industries in the Township of King comprised 73.7% of total employment in 2011 and experienced a 71.3% growth in total employment between 2001 and 2011 (see Figure 26).

Distribution of Employment by Industry, King, 2001 & 2011
Figure 27



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

King Highlights

- Population in 2011: 21,497
- 2011 surveyed employment in survey area: 6,229 jobs**
- 2011 total employment estimate: 8,200 jobs***
- Businesses in survey area in 2011: 388
- Share of Total Regional Employment: 1%
- 2010-2011 Employment growth: 2.1%
- 2010-2011 Business growth: -3.0%
- 2001-2011 Average annual employment growth: 6.4%
- 2001-2011 Average annual business growth: 2.1%
- Largest employment sector in 2011: Personal Services, 19.6%
- Fastest-growing employment sector 2010-2011: Education, 17.1%
- Fastest-growing employment sector 2001-2011: Construction, 19.6% (avg. annual)

* Source: York Region Planning and Development Services Department, Mid-Year 2011.

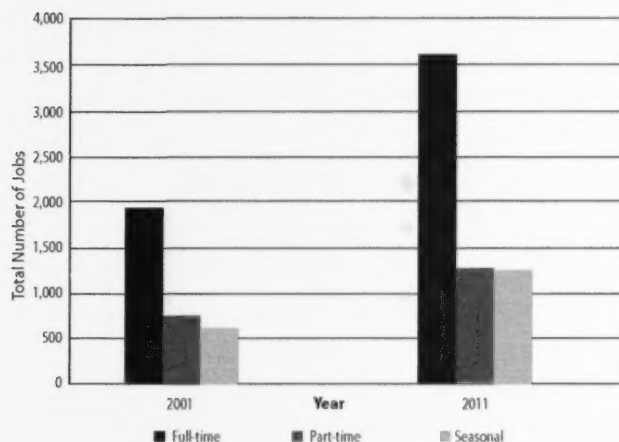
** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

*** Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- Goods-producing industries has also been on the rise, with an average annual increase of 9.3% between 2001 and 2011.
- Personal services was the dominant sector, accounting for 19.6%, or 1,218 jobs, of total employment, in King Township.

**Employment Distribution by Type of Worker,
King, 2001 and 2011**
Figure 28



Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent employment at businesses surveyed.

Farm and home-based employment are not included.

- Since 2001, construction, F.I.R.E. and business services were the fastest growing sectors in King, growing by 19.6%, 12.8%, and 12.3% respectively over the past ten years (see Figure 27).
- Employment by type of worker remained relatively stable in the Township of King, with full-time employment increasing to 58.2% of jobs in 2011, compared to 56.1% in 2001 (see Figure 28).
- Part-time and seasonal employment have increased by 73.3% and 94.5% since 2001.

**Businesses by Size, King
2001, 2010 and 2011**

Table 27

Business Size Category	2001	2010	2011
Small (1-19 employees)	283	343	327
Medium (20-99 employees)	25	43	45
Large (100-499 employees)	8	14	16
Very Large (500+ employees)	0	0	0
Total	316	400	388

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

Business Overview

- Although the small firms category saw a slight decline between 2010 and 2011, the majority of businesses in King employed less than 20 employees, comprising 84.2% of total employment in 2011
- In 2011, medium and large sized firms comprised 15.7% of all firms, compared to 10.4% in 2001.

Major Employers

Table 28 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in King, 2011

Table 28

Name	Industry Description
Clublink Corporation - Head Office	Golf Courses and Country Clubs
PDI - Priestly Demolition Inc.	Specialty Trade Contractors
Robert B. Somerville	Utility System Construction
Seneca College	Educational Services
Showa Canada Inc.	Manufacturing of Motor Vehicle Parts

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance.

Development Activity

**King Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 29

	Millions (\$)	% Distribution
Industrial	\$3.12	25%
Commercial	\$0.54	4%
Institutional	\$8.76	71%
ICI Sub-Total	\$12.42	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in King were over \$12 million in the first ten months of 2011, an increase of over \$5 million during the same time period in 2010.
- The majority of permits issued in 2011 were in the institutional sector, which were valued at over \$8 million, an increase of over \$8 million from 2010 (see Table 29).

Tables 30 and 31 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in King in 2011.

Recently Opened Businesses/Completed Projects, King, 2011

Table 30

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
The Orchard Gallery @ Pine Farms	Retail	2,000
First Step Pain Relief & Wellness Inc.	Retail	2,000
10 Toes to the Mat Yoga	Retail	1,700
The Floral Finish	Retail	1,000
Party Couture	Retail	650
La Maison	Retail	n/a

Source: Township of King

Projects Under Construction, King, 2011

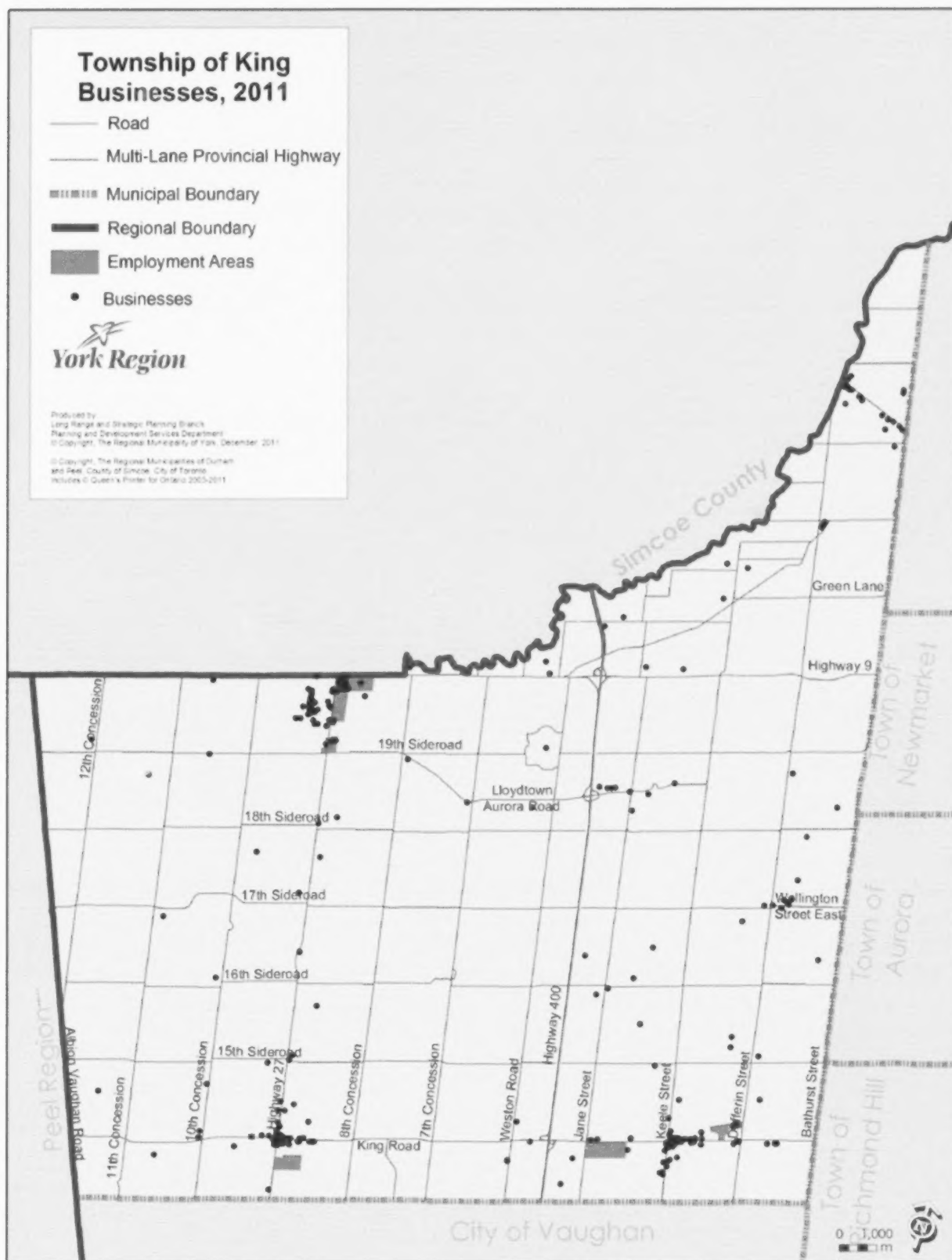
Table 31

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Country Day School	Institutional	36,082
York Energy Centre	Industrial	7,276

Source: Township of King

Township of King Business Locations and Employment Areas, 2011

Figure 29

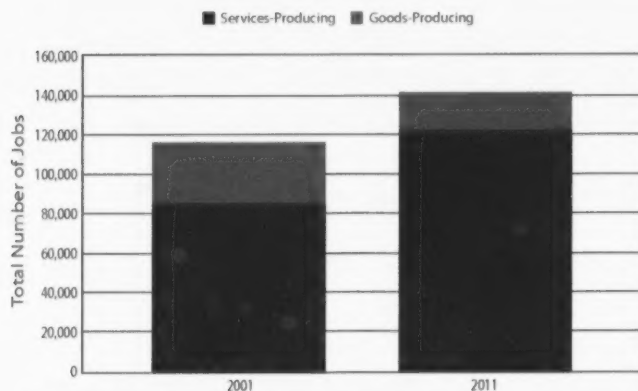


Employment Overview

Surveyed employment in the Town of Markham accounted for approximately 141,470 jobs in 2011, an increase of 23.9% since 2001.

Distribution of Goods Producing vs. Services Producing Sectors, Markham, 2001 and 2011

Figure 30



Source: York Region Planning & Development Services Department, 2011.

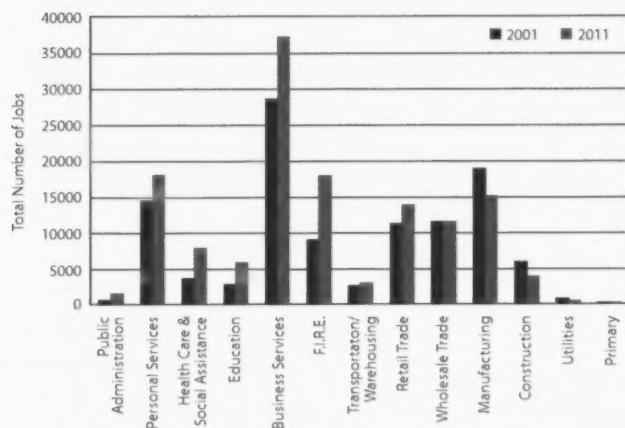
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade. Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Service-based employment in Markham accounted for 85.7% of all jobs in the survey area in 2011, an increase of 9.0% from 2001 (see Figure 30).

Distribution of Employment by Industry, Markham, 2001 & 2011

Figure 31



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

Markham Highlights

- Population in 2011: 312,454
- 2011 surveyed employment in survey area: 141,471 jobs**
- 2011 total employment estimate: 158,200 jobs***
- Businesses in survey area in 2010: 8,321
- Share of Total Regional Employment: 31%
- 2010-2011 Employment growth: 1.5%
- 2010-2011 Business growth: -1.3%
- 2001-2011 Average annual employment growth: 2.2%
- 2001-2011 Average annual business growth: 2.3%
- Largest employment sector in 2011: Business Services, 26.7%
- Fastest-growing employment sector 2010-2011: Education, 16.5%
- Fastest-growing employment sector 2001-2011: Education 7.7% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

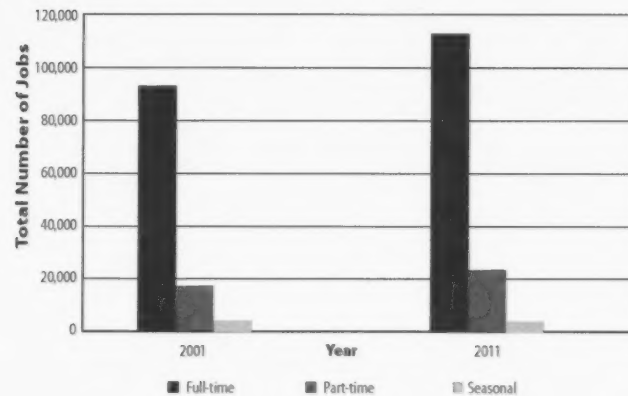
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- The business services sector is the single largest sector, accounting for 26.7% of total employment and adding nearly 8,700 jobs to Markham's employment base since 2001.
- Within goods-producing industries, manufacturing is the dominant employer, accounting for 11.1% of total jobs.
- Education, F.I.R.E. and health care and social assistance were the three fastest growing employment sectors during the 2001 and 2011 period, with a combined growth of 93.9% or 16,300 jobs (see figure 31).

**Employment Distribution by Type of Worker,
Markham, 2001 and 2011**

Figure 32



Source: York Region Planning and Development Services Department, 2011.
Note: Figures represent employment at businesses surveyed.
Farm and home-based employment are not included.

- Full-time employment experienced a 21.9% increase in jobs from 2001 to 2011.
- The proportion of part-time jobs increased slightly from 15.5% in 2001, to 17.1% in 2011 (see Figure 32).

Business Overview

**Businesses by Size, Markham
2001, 2010 and 2011**

Table 32

Business Size Category	2001	2010	2011
Small (1-19 employees)	5,643	7,175	7,045
Medium (20-99 employees)	827	1,026	1,033
Large (100-499 employees)	160	210	228
Very Large (500+ employees)	20	22	15
Total	6,650	8,433	8,321

Source: York Region Planning and Development Services Department, 2011.
Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- Between 2001 and 2011, the total number of businesses in the surveyed areas grew 2.3% on an average annual basis.
- Small businesses in Markham rose significantly between 2001 and 2011, an increase of 24.8% and account for 84.7% of total businesses.
- Despite the slight decrease in the number of very large sized firms between 2010 and 2011, the large and very large sized firms categories combined have increased by 35.0% since 2001 (See table 32).

Major Employers

Table 33 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in Markham, 2011

Table 33

Name	Industry Description
AMD Technologies Inc.	Develops and Manufactures Microchips and Processors
Amex Canada (Head Office)	Credit Card Issuing
Ceridian	Accounting, Tax Preparation, Bookkeeping and Payroll Services
CGI Information Systems	Independent Adjusters for Insurance Claims
Honda Canada	New and Used Automobile and Light-Duty Truck Wholesaler-Distributors
Johnson & Johnson Medical Products	Wholesale-Distributors of Pharmaceutical Products
MMM Group	Engineering Services
TD Waterhouse Inc.	Investment Banking and Securities Dealing
The Miller Group	Road Construction Engineering Services, Paving and Manufacture Asphalt
Toshiba Canada Ltd.	Computer and Peripheral Equipment Manufacturing

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance.

Development Activity

**Markham Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 34

	Millions (\$)	% Distribution
Industrial	\$168.33	49%
Commercial	\$119.19	35%
Institutional	\$54.62	16%
ICI Sub-Total	\$342.14	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in Markham were over \$342 million in the first ten months of 2011, an increase of over \$26 million compared to the same period in 2010.
- The industrial and commercial sectors account for 84% of all building permits issued in the first ten months of 2011; an increase of over \$152 million compared to the same time frame in 2010.

Tables 35 and 36 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Markham in 2011.

Recently Opened Businesses/Completed Projects, Markham, 2011

Table 35

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Monte Carlo Inn	Commercial	90,557

Source: Town of Markham

Projects Under Construction, Markham, 2011

Table 36

Developer/Business Name	Land Use	Building Size
GE Grid IQ Innovation Centre	Office	192,395
Concord Hotels Springhill Suites	Hotel	115,447
Enbridge Gas Distribution	Office	100,821
Jade Kennedy Development Corporation	Office	96,606
Supremex. FedE	Office	89,290

Source: Town of Markham

Town of Markham Business Locations and Employment Areas, 2011

Figure 33



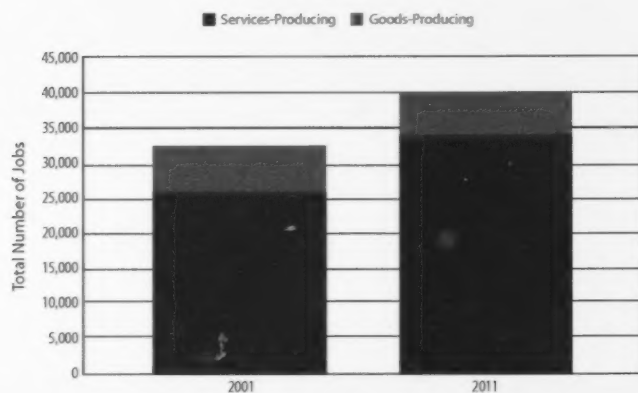
Newmarket

Employment Overview

The number of jobs (excluding home and farm-based businesses) in Newmarket has grown an estimated 22.3% between 2001 and 2011, which represents an increase of 7,234 jobs during this ten year time frame.

Distribution of Goods Producing vs. Services Producing Sectors, Newmarket, 2001 and 2011

Figure 34



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed.

Farm and home-based employment are not included.

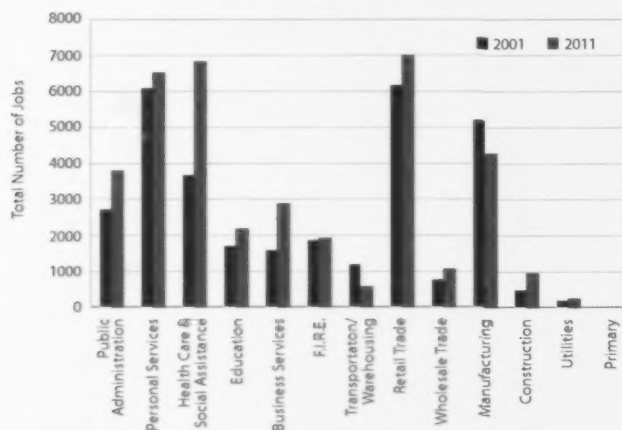
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Services-producing businesses have been most prevalent, accounting for 85.2% of all jobs in the survey area and adding 7,445 jobs to Newmarket's total employment since 2001 (see Figure 34).
- Goods-producing businesses account for nearly 5,900 jobs within the Town.

Distribution of Employment by Industry, Newmarket, 2001 & 2011

Figure 35



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

Newmarket Highlights

- Population in 2011: 84,674
- 2011 surveyed employment in survey area: 39,620 jobs**
- 2011 total employment estimate: 43,100 jobs***
- Businesses in survey area in 2011: 2,364
- Share of Total Regional Employment: 9%
- 2010-2011 Employment growth: 1.0%
- 2010-2011 Business growth: -1.0%
- 2001-2011 Average annual employment growth: 2.0%
- 2001-2011 Average annual business growth: 2.7%
- Largest employment sector in 2011: Retail Trade, 18.0%
- Fastest-growing employment sector 2010-2011: Education, 7.7%
- Fastest-growing employment sector 2001-2011: Construction

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

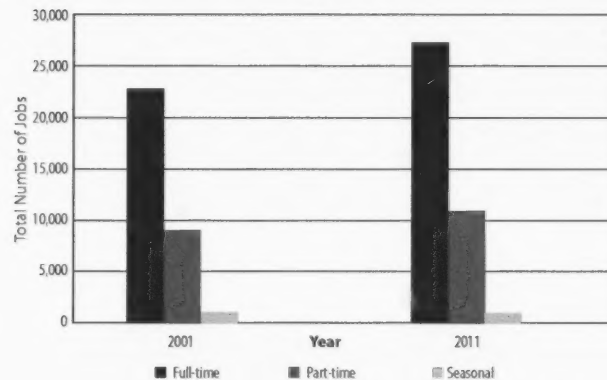
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- Retail trade, health care and social assistance and personal services are the dominant sectors, accounting for a combined 52.1% of total employment.
- The construction, business services and health care and social assistance sectors have experienced the highest average annual growth, rising by 8.0%, 6.5% and 6.5% respectively, between 2001 and 2011.
- Although manufacturing has been on the decline since 2001, with a recorded loss of 880 jobs, the sector grew by 4.9% between 2010 and 2011. This growth can be attributed to Flextronics Global/SunEdison; a Newmarket business which created nearly 400 new jobs in the solar panel manufacturing sector.

**Employment Distribution by Type of Worker,
Newmarket, 2001 and 2011**

Figure 36



Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The total number of full-time jobs in Newmarket has increased by 21.8%, or 4,900 jobs, since 2001 and accounted for 69.3% of total employment in 2011.
- The share of part-time jobs grew 24.0%, or 2,100 jobs, between 2001 and 2011 (see Figure 36).

Business Overview

**Businesses by Size, Newmarket
2001, 2010 and 2011**

Table 37

Business Size Category	2001	2010	2011
Small (1-19 employees)	1,556	2,045	2,024
Medium (20-99 employees)	204	283	272
Large (100-499 employees)	52	56	63
Very Large (500+ employees)	5	5	5
Total	1,817	2,387	2,364

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of businesses in the survey area increased 30.1% since 2001.
- The majority of businesses in the Town employ less than 20 people, accounting for an 85.6% share of total businesses.
- The number of large businesses has increased by 21.2% since 2010.

Major Employers

Table 38 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in Newmarket, 2011

Table 38

Name	Industry Description
Allied International Credit	Collection Agencies
Dortec Industries: A Division of Magna	Motor Vehicle Parts Manufacturing
Flextronics Global	Electronic and Precision Equipment Repair and Maintenance
George A. Kelson Company Ltd.	Building Equipment Contractors
Pearson Canada	Publishing

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance.

Development Activity

**Newmarket Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 39

	Millions (\$)	% Distribution
Industrial	\$9.90	39%
Commercial	\$13.80	54%
Institutional	\$1.81	7%
ICI Sub-Total	\$25.51	100%

Source: York Region Planning & Development Services Department, 2011.

- For the first ten months of 2011, total non-residential building permit values in Newmarket were over \$25 million, an increase of over \$7 million in 2010.
- The majority of building permits issued in 2011 were in the commercial sector, which were valued at over \$13 million, (see Table 39).

Tables 40 and 41 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Newmarket in 2011.

Recently Opened Businesses/Completed Projects, Newmarket, 2011

Table 40

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Tripcap Properties	Office	45,000
1159661 Ontario Limited	Industrial Multi-Unit	42,288
Renessa Newmarket	Retirement Residence	27,000

Source: Town of Newmarket

Projects Under Construction, Newmarket, 2011

Table 41

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Shoppers Drug Mart & Medical Clinic	Commercial	23,566
1159661 Ontario Ltd. - 4 unit industrial building	Industrial	49,321
Pfaff Motors	Commercial	37,092

Source: Town of Newmarket

Town of Newmarket Business Locations and Employment Areas, 2011

Figure 37

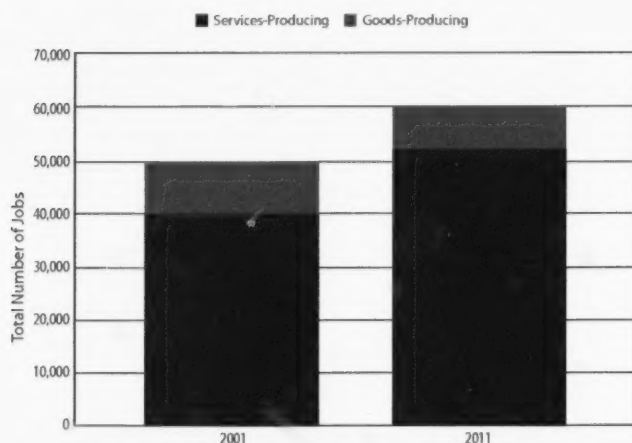


Richmond Hill

Employment Overview

Surveyed employment in the Town of Richmond Hill has increased by 10,000 jobs since 2001 or at an average annual rate of 1.8%. As of mid-year 2011, there were an estimated 60,025 jobs in the town.

**Distribution of Goods Producing vs. Services Producing Sectors,
Richmond Hill, 2001 and 2011**
Figure 38



Source: York Region Planning & Development Services Department, 2011.

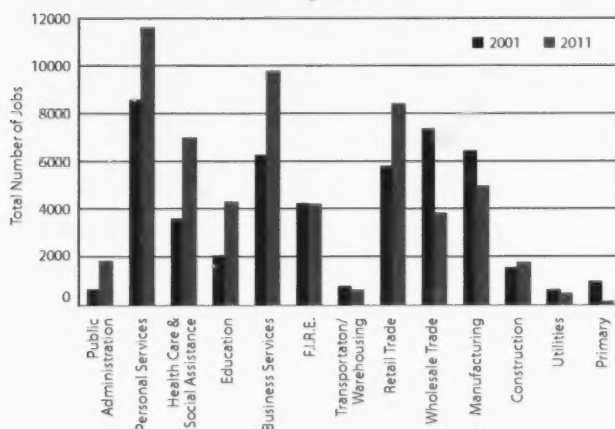
Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- Employment in Richmond Hill was predominantly service-oriented in 2011, accounting for 87.8% of employment, while the goods-producing industries accounted for 12.2% of employment (See Figure 38).

**Distribution of Employment by Industry,
Richmond Hill, 2001 & 2011**
Figure 39



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

Richmond Hill Highlights

- Population in 2011: 189,883
- 2011 surveyed employment in survey area: 60,025 jobs**
- 2011 total employment estimate: 69,200 jobs***
- Businesses in survey area in 2010: 4,037
- Share of Total Regional Employment: 13%
- 2010-2011 Employment growth: 5.5%
- 2010-2011 Business growth: 1.4%
- 2001-2011 Average annual employment growth: 1.8%
- 2001-2011 Average annual business growth: 1.5%
- Largest employment sector in 2011: Personal Services, 19.5%
- Fastest-growing employment sector 2010-2011: Construction, 33.0%
- Fastest-growing employment sector 2001-2011: Health Care and Social Assistance, 7.4% (avg. annual)
- Fastest-growing employment sector 2001-2010: Health Care and Social Assistance, 7.6% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

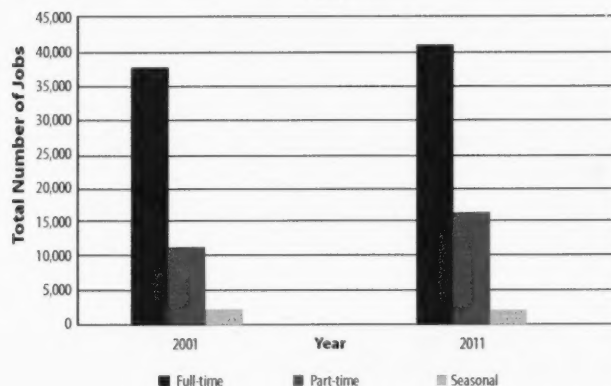
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- Personal services is the largest employment sector in the Town accounting for 19.5% of total jobs followed by business services and retail trade at 16.4% and 14.2%, respectively.
- Health care and social assistance, public administration, and education were the three fastest growing sectors, adding nearly 7,200 jobs to the Town's overall employment since 2001 (see Figure 39).

**Employment Distribution by Type of Worker,
Richmond Hill, 2001 and 2011**

Figure 40



Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- While full-time jobs account for 70.4% of employment in 2011, the proportion of full-time jobs has declined by 4.6% since 2001.
- Part-time jobs make up 26.8% of total employment in 2011 compared to 21.3% in 2001 (see figure 40).

Business Overview

**Businesses by Size, Richmond Hill
2001, 2010 and 2011**

Table 42

Business Size Category	2001	2010	2011
Small (1-19 employees)	3,016	3,399	3,425
Medium (20-99 employees)	381	500	519
Large (100-499 employees)	74	80	87
Very Large (500+ employees)	5	6	6
Total	3,476	3,985	4,037

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of firms in Richmond Hill's survey area has increased by 16.1% since 2001.
- Small businesses made up 84.8% of Richmond Hill's business community in 2011.
- The number of medium and large-sized firms increased by 17.7% since 2001(see Table 42).

Major Employers

Table 43 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in Richmond Hill, 2011

Table 43

Name	Industry Description
Acklands Grainger	Distributor of Industrial, Fleet and Safety Products
Apotex	Pharmaceutical and Medicine Manufacturing
Ash City Worldwide Inc.	Clothing and Clothing Accessories Wholesaler-Distributors
BMW Group Canada (Head Office)	New and Used Automobile and Light-Duty Truck Wholesaler-Distributors
Compugen Inc. (Head Office)	Computer Systems Design and Related Services
Inmet Stamping Inc.	
A Division of Magna International	Manufacturers of Motor Vehicle Parts
Rogers Cable (Ontario)	Wired Telecommunications Carrier
Sheraton Parkway Toronto North Hotel	
& Suites/Best Western Parkway Hotel	Accommodation Services
Staples Business Depot (Head Office)	Office Supplies and Stationery Stores
Victaulic Company of Canada Ltd.	Primary Metal Manufacturing

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance.

Development Activity

**Richmond Hill's Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 44

	Millions (\$)	% Distribution
Industrial	\$11.53	19%
Commercial	\$15.14	25%
Institutional	\$33.32	56%
ICI Sub-Total	\$59.98	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in Richmond Hill were approximately \$60 million for the first ten months of 2011 (see table 44).
- The institutional sector accounted for over half of the issued building permits for the first ten months of 2011, with a total value of over \$33 million.
- Tables 45 and 46 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Richmond Hill in 2011.

Recently Opened Businesses/Completed Projects, Richmond Hill, 2011

Table 45

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Accolade Group	Industrial	94,658
Canadian PMX Corp.	Distribution	10,000
MySpark Technologies	Office	n/a
illumiti	Office	n/a
Entertainment Media Inc.	Office	n/a
Simms Medical Imaging Experts	Office	n/a

Source: Town of Richmond Hill

Projects Under Construction, Richmond Hill, 2011

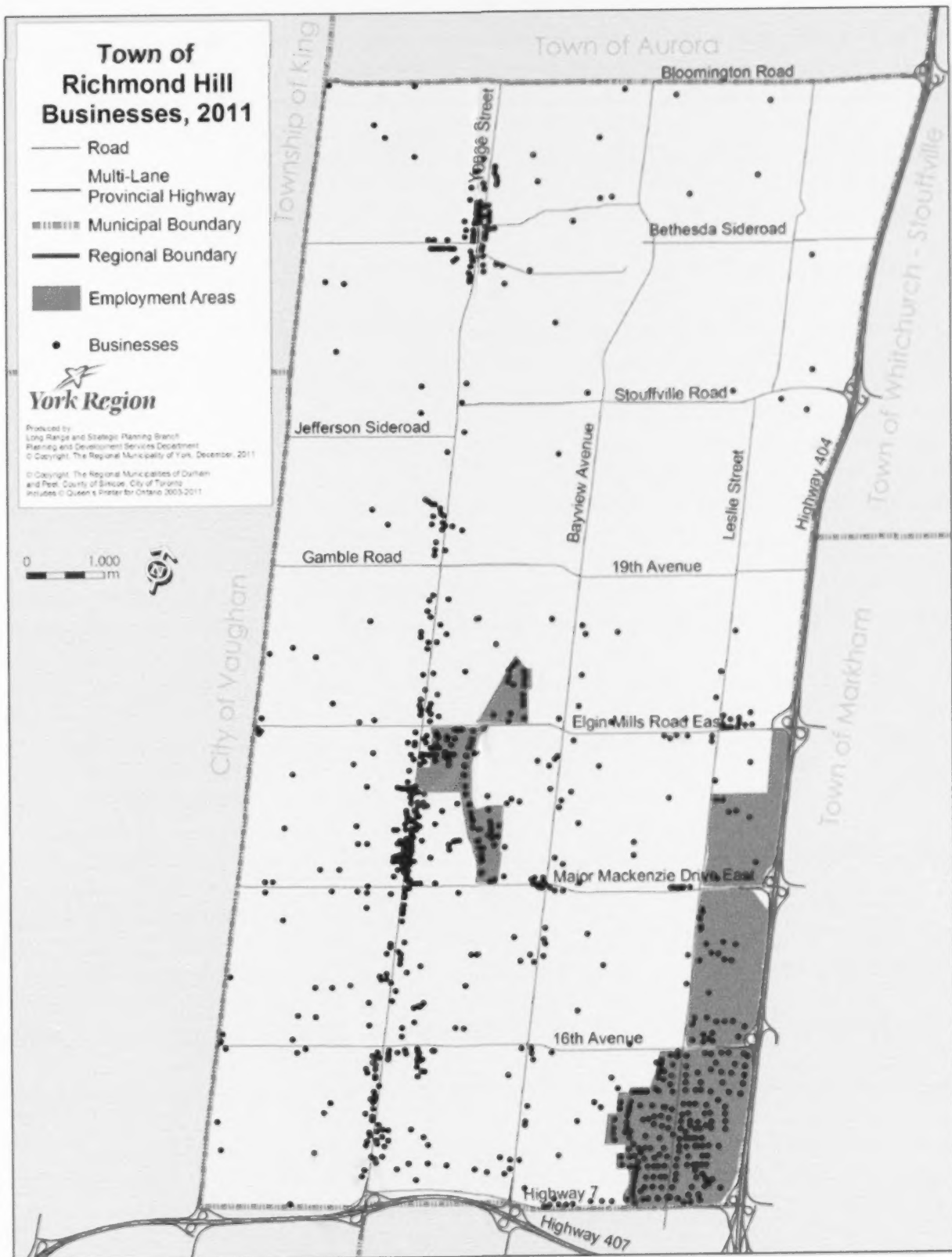
Table 46

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Unicorr Limited	Office/Industrial	62,662
Primont Homes	Office	39,745
2022331 Ontario Limited	Office	39,745
1645494 Ontario Limited	Medical Office	13,969

Source: Town of Richmond Hill

Town of Richmond Hill Business Locations and Employment Areas, 2011

Figure 41

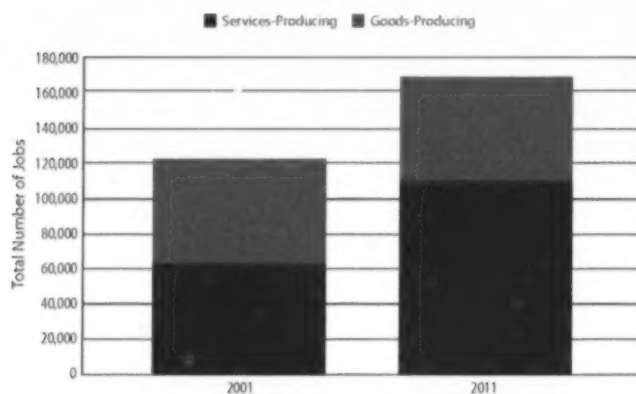


Employment Overview

As of mid-year 2011, surveyed employment was an estimated 170,140 jobs in Vaughan, an increase of 38.5% or 47,200 jobs since 2001.

Distribution of Goods Producing vs. Services Producing Sectors, Vaughan, 2001 and 2011

Figure 42



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

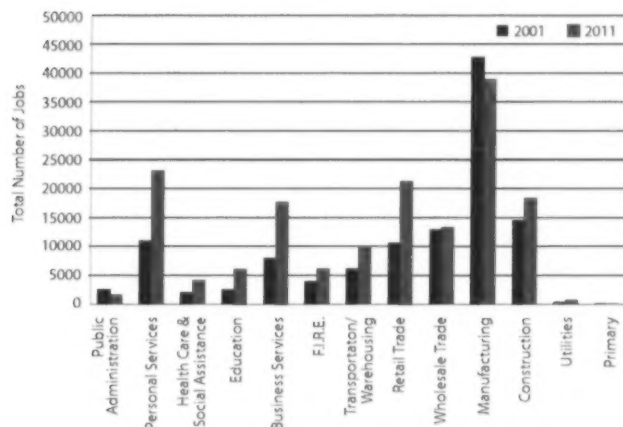
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- In 2001, the goods-producing and service-producing sectors had an approximately even distribution of total employment in Vaughan.
- As of 2011, the proportion of service producing industries had increased to 64.6% of total employment, and goods-producing industries had 35.4% of total employment. Although having decreased since 2001, this goods-producing share is the highest in the Region (see figure 42).

Distribution of Employment by Industry, Vaughan, 2001 & 2011

Figure 43



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

VaughanHighlights

- Population in 2011: 301,418*
- 2011 surveyed employment in survey area: 170,140 jobs**
- 2011 total employment estimate: 186,800 jobs***
- Businesses in survey area in 2011: 9,630
- Share of Total Regional Employment: 37%
- 2010 -2011 Employment growth: 6.1%
- 2010-2011 Business growth: 4.6%
- 2001-2011 Average annual employment growth: 3.3%
- 2001-2011 Average annual business growth: 3.2%
- Largest employment sector in 2011: Manufacturing, 23.2%
- Fastest-growing employment sector 2010-2011: Education, 23.2%
- Fastest-growing employment sector 2001-2011: Education, 10.2% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

** Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

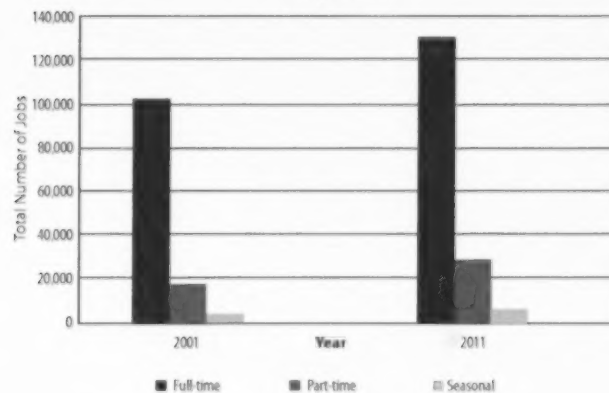
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- Manufacturing, personal services and retail trade were the dominant employment sectors in Vaughan, accounting for 23.2%, 14.2% and 12.9%, respectively.
- Education, health care & social assistance and business services were the three fastest growing sectors between 2001 and 2011, growing at an average annual rate of 10.2%, 9.9% and 8.7% respectively during the ten year period (see figure 43).

**Employment Distribution by Type of Worker,
Vaughan, 2001 and 2011**

Figure 44



Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- Full-time workers accounted for 77.6% of all jobs in 2011, down slightly from 2001.
- Since 2001, the number of part-time jobs have nearly doubled, accounting for 17% of total employment in Vaughan (see figure 44).

Business Overview

**Businesses by Size, Vaughan
2001, 2010 and 2011**

Table 47

Business Size Category	2001	2010	2011
Small (1-19 employees)	5,764	7,537	7,847
Medium (20-99 employees)	1,077	1,370	1,471
Large (100-499 employees)	185	284	298
Very Large (500+ employees)	17	11	13
Total	7,043	9,202	9,629

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- By 2011, there were over 9,600 firms surveyed in Vaughan, with small firms accounting for 81.5% of all businesses.
- The number of large and very large sized firms combined have increased by 53.9% since 2001 (see table 47).

Major Employers

Table 48 shows a sample of major employers that made a significant contribution to the City's employment in 2011.

Major Employers in Vaughan, 2011
Table 48

Name	Industry Description
Bondfield Construction	Commercial and Institutional Construction
Canadian National Railways	Rail Transportation
Concord Confections Inc.	Sugar and Confectionery Product Manufacturing
Condrain Co (1983) Ltd.	Water and Sewer Line and Related Structures Construction
Ganz	All Other Wholesale-Distributors
Magna International Inc.	Manufacturer of Automotive Components and Systems
Royal Group Inc.	Manufacturer of Home Improvement, Consumer & Construction Products
Saputo Dairy Products	Dairy and Milk Products Wholesaler-Distributors
The Vision Group of Companies	Manufacturer of Home Improvement, Consumer & Construction Products
United Parcel Service Canada Ltd.	Couriers

Source: York Region Planning and Development Services Department, 2011.

Note: Table represents a sample of major employers in the Town and are not listed in any particular order of significance

Development Activity

**Vaughan Non-Residential
Building Permit Values (in Millions),
January - October, 2011**
Table 49

	Millions (\$)	% Distribution
Industrial	\$277.69	71%
Commercial	\$63.56	16%
Institutional	\$52.54	13%
ICI Sub-Total	\$393.79	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in Vaughan for the first ten months of 2011 were valued at over \$393 million.
- The majority of the permits issued were in the industrial sector, which were valued at approximately \$277 million, an increase of over \$192 million. This significant increase is largely attributed to the TTC subway extension (see Table 49).

Tables 50 and 51 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Vaughan in 2011.

Recently Opened Businesses/Completed Projects, Vaughan, 2011
Table 50

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Trulite	Distribution	153,244
Adidas Canada	Head Office	149,300
Springhill Suites	Hotel	116,184
Homewood Suites	Hotel	109,677
Sungrow Canada	Manufacturing	25,000
Martinrea/Alfield Industries (expansion)	Office	23,750
Calisolar/6N Silicon (expansion)	Manufacturing	20,000

Source: City of Vaughan

Projects Under Construction, Vaughan, 2011
Table 51

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Improve	Retail condo	310,000
Sorbara Group	Industrial building	233,286
Walmart Canada	Retail	129,461
Toronto Transit Commission	Subway terminal	82,099
Aloft Hotel	Hotel	70,263
Easton's Group	Office building	63,484

Source: City of Vaughan

City of Vaughan Business Locations and Employment Areas, 2011

Figure 45



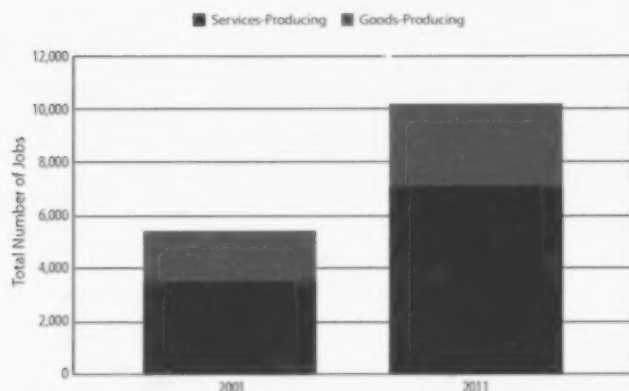
Whitchurch-Stouffville

Employment Overview

Whitchurch-Stouffville's survey area had an estimated 10,200 jobs (excluding home and farm-based businesses) in 2011, representing an increase in employment of 90.6% since 2001.

Distribution of Goods Producing vs. Services Producing Sectors, Whitchurch-Stouffville, 2001 and 2011

Figure 46



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

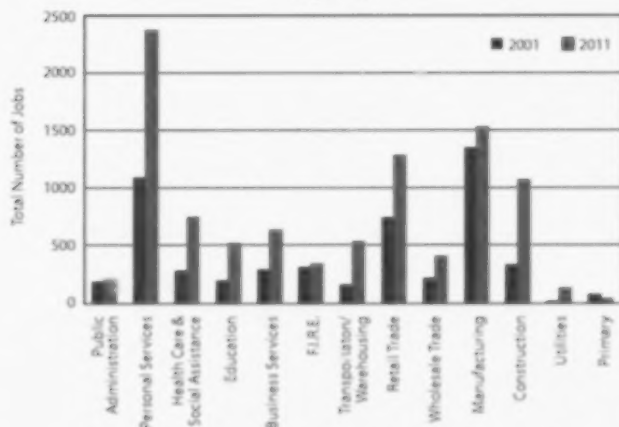
Services-Producing Sectors: Public Administration, Personal Services, Health Care and Social Assistance, Education, Business Services, F.I.R.E., Transportation and Warehousing, Retail Trade, Wholesale Trade.

Goods-Producing Sectors: Manufacturing, Construction, Utilities and Primary.

- The majority of employment in Whitchurch-Stouffville is concentrated in services-producing industries, accounting for 71.5% of employment in the survey area.
- Goods-producing sectors have seen a 60.2% increase in jobs since 2001 (see Figure 46)

Distribution of Employment by Industry, Whitchurch-Stouffville, 2001 & 2011

Figure 47



Source: York Region Planning & Development Services Department, 2011.

Notes: Figures represent employment at businesses surveyed. Farm and home-based employment are not included.

F.I.R.E.: Finance, insurance, real estate & leasing.

Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.

Personal Services: Information, Culture & Recreation; Accommodation & Food Services; and Other Services.

Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction.

Whitchurch-Stouffville Highlights

- Population in 2011: 39,101*
- 2011 surveyed employment in survey area: 10,200 jobs**
- 2011 total employment estimate: 12,600 jobs***
- Businesses in survey area in 2011: 691
- Share of Total Regional Employment: 2%
- 2010-2011 Employment growth: 2.0%
- 2010-2011 Business growth: -2.3%
- 2001-2011 Average annual employment growth: 6.7%
- 2001-2011 Average annual business growth: 2.9%
- Largest employment sector in 2011: Personal Services, 23.7%
- Fastest-growing employment sector 2010-2011: Education, 22.3%
- Fastest-growing employment sector 2001-2011: Transportation & Warehousing, 14.6% (avg. annual)

*Source: York Region Planning and Development Services Department, Mid-Year 2011.

**Figures represent employment at businesses surveyed. Excludes home and farm-based businesses.

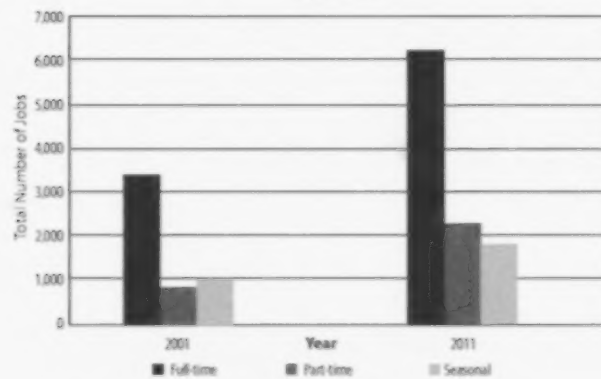
***Total employment estimate includes estimated number of jobs for businesses where accurate employment totals were not collected; agricultural employment based on the 2006 Census of Agriculture; and work at home jobs are estimated based on Regional forecasted employment numbers.

Note: Data based on surveyed employment from the 2001 and 2011 York Region Employment Surveys.

- Personal services, manufacturing and retail trade were among the primary employers, employing 23.7%, 15.6% and 13.1% of workers.
- Employment growth rates were highest in transportation and warehousing followed by construction, education, health care & social assistance and business services which all more than doubled employment totals between 2001 and 2011 (see Figure 47).

**Employment Distribution by Type of Worker,
Whitchurch-Stouffville, 2001 and 2011**

Figure 48



Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- Full-time employment comprises 60.9% of jobs in Whitchurch-Stouffville in 2011 (see Figure 48).
- The proportion of full-time jobs has decreased slightly since 2011 while the proportion of part-time jobs increased from 16.0% in 2001 to 22.6% in 2011.

Business Overview

**Businesses by Size, Whitchurch-Stouffville
2001, 2010 and 2011**

Table 52

Business Size Category	2001	2010	2011
Small (1-19 employees)	451	589	570
Medium (20-99 employees)	62	99	102
Large (100-499 employees)	5	19	19
Very Large (500+ employees)	0	0	0
Total	518	707	691

Source: York Region Planning and Development Services Department, 2011.

Note: Figures represent businesses surveyed. Farm and home-based businesses are not included.

- The number of businesses in the surveyed areas increased by 33.3% since 2001, or 2.9% on an average annual basis.
- While the total number of small firms comprise 82.4% of businesses in the area, medium and large firms have seen a combined increase of 80.5% from 2001 levels (see Table 52).

Major Employers

Table 53 shows a sample of major employers that made a significant contribution to the Town's employment in 2011.

Major Employers in Whitchurch-Stouffville, 2011

Table 53

Name	Industry Description
K-Line Group	Electric Power Generation
Southwire Canada	Other Electrical Equipment and Component Manufacturing
Stock Transportation Ltd.	School and Employee Bus Transportation
Strategic Information Technology Ltd.	Computer and Communications Equipment and Supplies
	Wholesaler-Distributors
Teva Canada Ltd.	Pharmaceutical and Medicine Manufacturing

Source: York Region Planning and Development Services Department, 2011.

Note: table represents a sample of major employers in the Town and are not listed in any particular order of significance

Development Activity

**Whitchurch-Stouffville Non-Residential
Building Permit Values (in Millions),
January - October, 2011**

Table 54

	Millions (\$)	% Distribution
Industrial	\$1.65	4%
Commercial	\$30.33	75%
Institutional	\$8.69	21%
(K) Sub-Total	\$40.67	100%

Source: York Region Planning & Development Services Department, 2011.

- Total non-residential building permit values in Whitchurch-Stouffville were approximately \$40.7 million in the first ten months of 2011, an increase from approximately \$30.14 million in 2010.
- The majority of the permits issued were in the commercial sector, which were valued at over \$30 million from \$2.34 million in 2010 (see Table 54).

Tables 55 and 56 provide an overview of some of the recently opened businesses and/or completed projects that were under construction in Whitchurch-Stouffville in 2011.

Recently Opened Businesses/Completed Projects, Whitchurch-Stouffville, 2011

Table 55

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Cook Canada Inc.	Industrial	31,000
Royal Canadian Legion	Commercial	10,300

Source: Town of Whitchurch-Stouffville

Projects Under Construction, Whitchurch-Stouffville, 2011

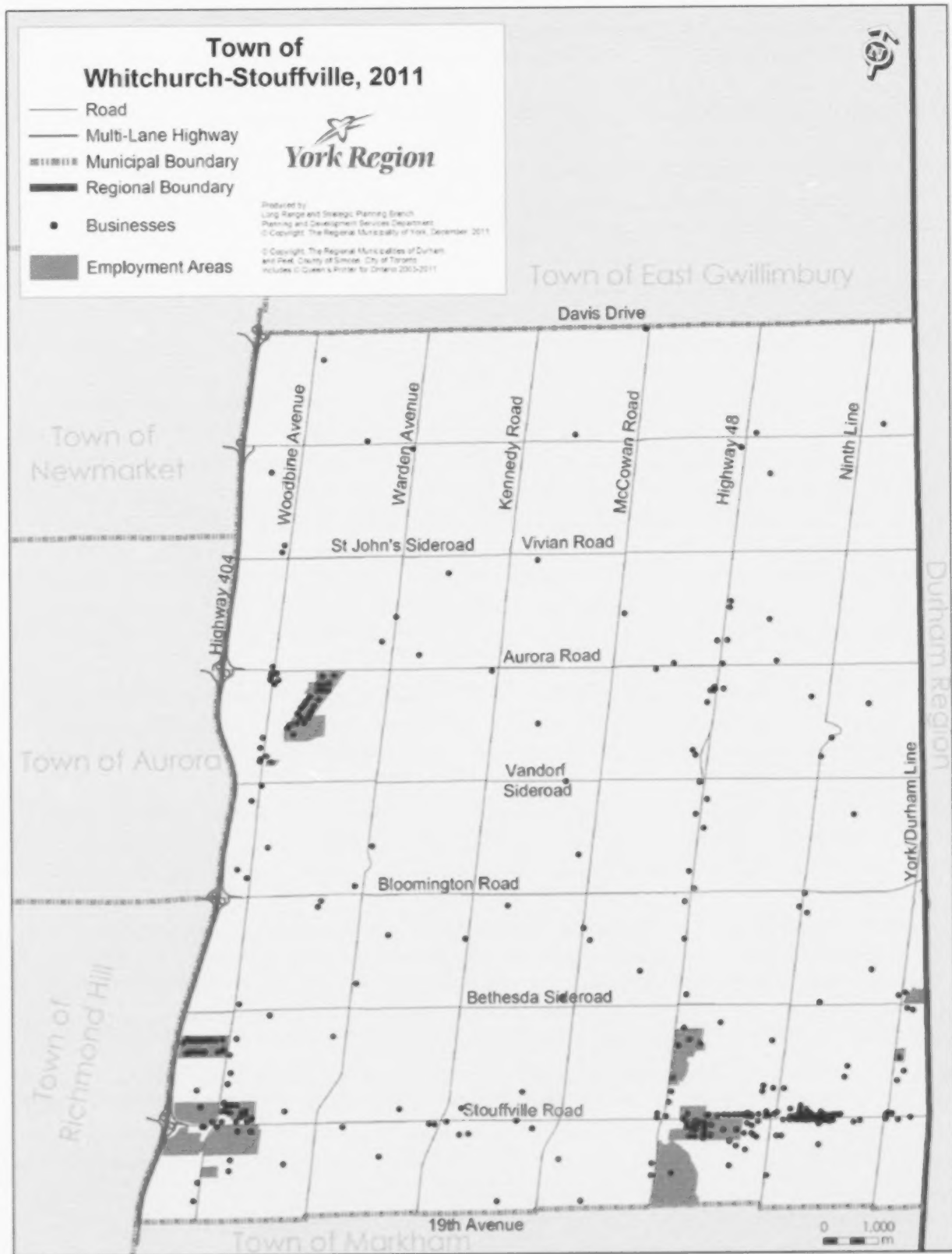
Table 56

Developer/Business Name	Land Use	Building Size (Sq. Ft.)
Dante Investments	Bank	5,000
Shed Canada Products	Service Station	5,989
Bekomo Investments Ltd.	Commercial	n/a

Source: Town of Whitchurch-Stouffville

Town of Whitchurch-Stouffville Business Locations and Employment Areas, 2011

Figure 49



Appendix A:

Methodology

Background Methodology

The 2011 survey was a comprehensive Region-wide survey of all businesses across York Region (excluding farm and home-based businesses). Survey data is aggregated at the traffic zone level of detail, which divides the Region into 355 smaller geographic areas. By focusing on employment at the traffic zone level, this survey allows for a detailed examination of local trends and provides information about employment areas and whether the economic development goals of York Region are being met. York Region's first comprehensive Region-wide employment survey occurred in 1998, when 21,000 businesses were recorded. Subsequently, the annual survey targeted key employment areas up to 2006, consisting of high-growth areas, designated employment areas and Regional centres. With the assistance of local municipalities, York Region was able to complete comprehensive Region-wide surveys of all businesses between 2007 and 2011. It is the Region's intention that all future employment surveys be comprehensive in nature.

Data Collection

Data collection for the 2011 York Region Employment Survey included all traffic zone areas across York Region (excluding home and farm based businesses).

Data was collected from York Region businesses in a variety of forms:

- Through door-to-door interviews with the business community (primary method);
- Via telephone interviews (for businesses unable to contact in person); and
- Electronically through e-mail messages, online entries via our corporate website and facsimile submissions from the business community.

Businesses were primarily contacted through door-to-door interviews between May and August of 2011 by York Region Employment Surveyors. The door-to-door methodology, while time intensive, was warranted due to the analytic requirement of obtaining a complete data set. Surveyors used Tablet PC's with electronic forms to update business information in the York Region Employment Database. Within each traffic zone, all businesses were directly contacted and details about business activity, changes in employment levels and contact information were updated for existing businesses, or initiated for businesses new to that area. Where records showed a business that was no longer at the address in 2011, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business. For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form (see Figure 50) and have them complete and return it at their leisure. For businesses that declined to participate or could not be contacted either in person or by telephone during regular office hours, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

Employment Survey Data Uses

Data collected from the employment survey is a valuable resource for both the Region and local municipalities. The data is used by planning and economic development departments, other municipal departments, non-profit organizations and private sector groups. Some of the central uses of the data for the Region and local municipalities include: employment growth forecasts; monitoring targets in the Regional Official Plan and Provincial Growth Plan including employment and density targets for the urban growth centres and intensification areas; forecasting infrastructure requirements in master plans for transportation and water and wastewater; monitoring major office growth; and evidence in OMB cases. The data is also used for vacant employment land inventories; development charges studies; a tool for identifying economic trends and emerging sectors; and producing regional and local business directories.



York Region Business Information Update 2012

Please take a moment to add or update your business information for our records. Your business name, address and website will be listed for **free** in our local and regional business directories. All other information gathered will remain confidential and will be used for economic analysis and land use planning purposes. Thank you for your cooperation.

To submit this form electronically, please visit www.york.ca/businessdirectory

Business Name:			
Business Phone:		Business Activity:	
Toll Free Phone:		What does your business do?	
Business Fax:		Is this a home-based business?	Yes <input type="radio"/> No <input type="radio"/>
Website:		Is this a farm-based business?	Yes <input type="radio"/> No <input type="radio"/>
General Business Email:			

ADDRESS		NUMBER OF EMPLOYEES (CONFIDENTIAL)		
Street Address:		Reporting to this location only		
Suite/Mailing Unit:	Postal Code:	#On-site	#Off-site	Total
Municipality:		Full-Time (30+ hrs/week):		
Mailing Address		Part-Time (<30 hrs/week):		
(if different from above):		Seasonal:		
		Total Employment:		
		Number of shifts:		
		Hiring in next 3 months?	Yes <input type="radio"/> No <input type="radio"/> Unsure <input type="radio"/>	

ADDITIONAL INFORMATION (CONFIDENTIAL)		
Business Ownership Type:	<input type="checkbox"/> Independent <input type="checkbox"/> Franchise <input type="checkbox"/> Branch <input type="checkbox"/> School <input type="checkbox"/> Government	Floor Space (sq. ft.):
Year Established in York Region:		Is this an estimate? Yes <input type="radio"/> No <input type="radio"/>
Year at Current Location:		Do you directly provide goods and/or services to international clients? Yes <input type="radio"/> No <input type="radio"/>
Previous Municipality (if applicable):		If "no", are you interested in doing so? Yes <input type="radio"/> No <input type="radio"/>
		Is this the Canadian Head Office? Yes <input type="radio"/> No <input type="radio"/>
		If "no", list head office location:
		Province (if in Canada):
		Country (if outside Canada):

CONTACT INFORMATION (CONFIDENTIAL)	
Survey Contact (for future information updates)	
Name:	Title:
Phone:	Ext:
Fax:	Email:
Corporate Executive Contact (e.g. Manager, Owner, President)	
Name:	Title:
Phone:	Ext:
Fax:	Email:

BUSINESS DIRECTORY LISTING	
Your business name, address and website will be listed for free in our local and regional business directories. Please select any additional information that you would like included:	
Business Phone:	Yes <input type="radio"/> No <input type="radio"/>
Toll Free Phone:	Yes <input type="radio"/> No <input type="radio"/>
Business Fax:	Yes <input type="radio"/> No <input type="radio"/>
General Business Email:	Yes <input type="radio"/> No <input type="radio"/>
Do you wish to have your employee range published in the free business listing? (i.e. 20 - 45 employees)	Yes <input type="radio"/> No <input type="radio"/>
Would you like a contact name and title to appear in your free business listing? Yes <input type="radio"/> No <input type="radio"/>	
If yes, please choose one of the following:	
<input type="radio"/> Survey Information Contact same as above	
<input type="radio"/> Corporate Executive Contact same as above	
<input type="radio"/> Other (Please complete below)	
Name:	
Title:	

York Region Long Range and Strategic Planning Branch, 17250 Yonge Street, Newmarket, ON L3Y 6Z1
Phone: 905-830-4444 Fax: (905) 954-4607 Email: businessdirectory@york.ca

Data Sources and Limitations

Data Accuracy

A number of factors limit the accuracy of the data collected within this report, including:

Data collected was based on responses received from businesses. In certain instances however, businesses refused to participate, had a language barrier, had moved to an unknown location or were temporarily closed. As a result, certain business sectors may be over-represented and others under-represented depending on the particular circumstances of businesses in that sector.

While this study analyzes employment patterns in the Region, it does not examine all possible factors that can influence employment rates in a particular location, such as land prices, property tax rates, development charges, and existing space inventories and vacancies. These factors can impact the level of overall economic health in a given area and can also promote or discourage employment growth in one area over another.

The data collected is time-sensitive, in that the information is only accurate as of the date collected. For certain industries undergoing rapid change, the analysis within this report may no longer reflect current circumstances. Caution should therefore be used before making any conclusions based on this information.

Employment Data as a Measure of Economic Activity

The most frequent method of measuring economic activity within a given area is usually through an analysis of the Gross Domestic Product (GDP) of that area. Generally speaking, GDP is a measure of the value added by labour and capital within a country or economic region in transforming inputs purchased from other industries into outputs. Productivity gains are important to a local economy, as they influence how competitive an economy is, and thus are an important factor in the long-term health of a regional economy. The Region performed a study of GDP in 2008 and it is estimated that regional GDP was \$43.4 billion.

However, it is important to note that GDP figures are relatively difficult to produce at the regional level. As a result, employment data represents the most readily obtainable means of assessing trends in a regional economy. At the local level, businesses are usually much more agreeable in providing information about the number of people employed, although even this information is still sensitive. Furthermore, the employment rate is a meaningful measure insofar as regional government has objectives about employment for its citizens.

However caution should be noted when comparing GDP growth and employment growth, as an increase in GDP will reflect both an increase in employment and an increase in productivity. Employment data alone, on the other hand, has some limitations as a measure of economic activity, as growth in the number of employees does not necessarily translate into added wealth. For example, a group of five employees in one sector may be far more productive than five employees in another sector in that regard. In addition, increased automation may result in increased productivity but could have a minimal, or even negative, impact on employment. Finally, while employment is a useful indicator of economic activity, turning points in employment tend to lag turning points in the business cycle. As a result, changes in economic conditions may have already occurred before they translate into a shift in employment.

Appendix B:

Industrial Sector Definitions

Each business surveyed was assigned a numeric code based on their primary business activity. These codes are based on the North American Industrial Classification (NAIC) system, a hierarchical coding system used by statistical agencies in Canada, the U.S. and Mexico to classify businesses by type of economic activity.

Much of the analysis in this report aggregates business information based on the NAIC coding at different levels of the hierarchy. The 20 NAIC sectoral categories used by Statistics Canada have been combined to 13 sectoral categories in the discussion for clarity of presentation. The combined sectoral categories are summarized below:

Primary Industries (NAIC sectors 11, 21) Includes all agricultural activity, forestry, fishing, hunting, mining, oil and gas extraction and related support activities.

Utilities (NAIC sector 22) Includes electric power generation, transmission and distribution, natural gas distribution and water, sewage and other systems.

Construction (NAIC sector 23) Includes land development, building and engineering construction and project management and all construction trades contracting (e.g., concrete pouring, roofing, drywall and painting, electrical, fencing).

Manufacturing (NAIC sectors 31-33) Includes food and beverage manufacturing, textile and clothing production, wood and paper products manufacturing, printing, petrochemical manufacturing, plastics and rubber manufacturing, non-metallic mineral product manufacturing (e.g., bricks, glass, gypsum board), primary metal manufacturing (e.g., iron and steel mills, metal pipes and wire, foundries), fabricated metal product manufacturing (e.g., stamping, metal doors, boilers, hardware, machine shops, nuts and bolts), machinery manufacturing, computer and electronic equipment, electrical equipment and appliances, transportation equipment manufacturing (e.g., motor vehicles and parts, aerospace and boat building) and furniture manufacturing.

Wholesale Trade (NAIC sectors 41) Includes all wholesale distributors, product agents and brokers.

Retail Trade (NAIC sectors 44-45) Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

Transportation, Warehousing and Utilities (NAIC sectors 48-49) Includes passenger and freight transportation and related support activities (e.g., airports, bus stations, vehicle towing), oil and gas pipelines, postal and courier services, warehousing and storage, electric and gas utilities and water and sewerage systems.

Finance, Insurance and Real Estate (NAIC sectors 52, 53) Includes monetary authorities, credit intermediation and related activities (e.g., personal and commercial banking, credit unions, credit card issuing, consumer lending, mortgage brokers, transaction processing), securities and commodities trading, portfolio management and investment advising, insurance carriers and brokers and pension funds.

Business Services (NAIC sectors 54, 55, 56) Includes legal services, accounting, architectural and engineering services, graphic and industrial design, computers systems design, management and human resources consulting, research and development services, advertising and marketing, photography and veterinary services, management of companies and enterprises, office administration and facilities support services, temporary help and employment services, business support services (e.g., telephone call centres, collection agencies), travel agencies and tour

operators, investigative and security services, building maintenance services (e.g., pest control, janitorial services, window cleaning, landscaping), trade show services and waste management and remediation services.

Education (NAIC sector 61) Includes educational services (e.g., schools, colleges, training).

Health and Social Services (NAIC sectors 62) Includes doctors, dentists, chiropractors, medical labs, ambulance services, hospitals, nursing and long-term care facilities, social services and child day-care services.

Personal services (NAIC sectors 51, 71, 72, 81) Includes publishing industries (e.g., newspaper, book and software publishers), motion picture and sound recording industries, TV and radio broadcasting, telecommunications services, information services (e.g., news syndicates, libraries, internet providers), data processing services, performing arts, spectator sports industries, heritage institutions (e.g., art galleries, museums, zoos, conservation areas), amusement parks, gambling industry, golf courses and country clubs, skiing facilities, marinas, fitness and recreation centres, hotels and motels, restaurants and bars, caterers, repair and maintenance services (e.g., automotive repair, machinery repair, reupholstery), personal care services (e.g., hair care, funeral homes, laundry services, photofinishing), religious organizations and other civic and professional organizations.

Public Administration (NAIC sector 91) Includes federal, provincial, regional and municipal protective (e.g., fire, police, courts and correctional facilities), regulatory and administrative services.

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